



DRAFT Annual Action Plan

Fiscal Year 2014-15

***City of Glendale
Community Services and Parks
Community Development
141 North Glendale Avenue, Room 202
Glendale, CA 91206***

**CITY OF GLENDALE
ACTION PLAN
FY 2014-15**

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**CITY OF GLENDALE
FY 2014-15 ANNUAL ACTION PLAN
EXECUTIVE SUMMARY**

The FY 2014-15 Action Plan for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) programs represents the fifth year of the City of Glendale's Five Year Consolidated Plan. Each project that is approved for funding (Attachments 1 and 2 - Summary and Description of Proposed CDBG, ESG, and HOME Programs) relates to the needs and priorities addressed in the Five Year Consolidated Plan. The Consolidated Plan is reviewed annually and may be modified depending on changes in the community and any new input from residents.

The Action Plan consists of the following elements: 1) General Requirements; 2) Geographical Distribution of Projects; 3) Community Development, Economic Development, Homeless and Housing Priority Needs and Objectives; 4) Action Plan Programs; 5) Other Actions; 6) Anti-Poverty Strategies; and 7) Citizen Participation Process. Provided below is a summary of the City's FY 2014-15 Action Plan.

Purpose

The intent of the Action Plan is to develop a collaborative process whereby a community establishes a unified vision for community development and housing actions. The Action Plan includes the activities the City will undertake to address its priority needs and local objectives as outlined in its approved Five Year Consolidated Plan. Activities detailed in the Plan must meet one of three national objectives of the Community Development Program. These objectives are:

- Activities which benefit low- and moderate-income persons;
- Activities which aid in the prevention or elimination of slums or blight; and
- Activities that are designed to meet community development need having a particular urgency.

The Action Plan is a yearly funding plan and is submitted annually to the U.S. Department of Housing and Urban Development (HUD) and covers the following three federal programs administered through the City of Glendale:

- **Community Development Block Grant (CDBG):** Developing viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
- **Emergency Solutions Grant (ESG):** Providing homeless persons with basic shelter and essential supportive services.

- **HOME Investment Partnership Program (HOME):** Funding a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or that provide direct rental assistance to low-income people.

Financial Resources for Implementation of Action Plan

During the development of the Annual Action Plan, the CDBG Entitlement programs received a 10% cut in entitlement funding from FY 2013 to FY 2014. In addition, the City has entered into a repayment plan for the cancelled New Horizons project for two years which further reduced the CDBG entitlement by 6%. The City is in its second year of its payment plan for the cancelled New Horizons project. The ESG program received an 11% increase in funding and HOME program received a slightly 1% increase. The funding presented below is the final entitlement amounts released by HUD on March 19, 2014 and the CDBG revised funding allocation notification dated April 9, 2014.

The estimated Federal resources available to address the priority needs and specific objectives identified in the Action Plan are as follows:

Federal Resources

Community Development Block Grant (incl. Unappropriated, Program Income, and Reprogrammed Funds)	\$ 1,746,630
HOME Investment Partnership Program	\$ 1,010,408
Emergency Solutions Grant Program	\$ 157,089
Continuum of Care Funding	\$ 2,042,597
Section 8 Housing Choice Vouchers	<u>\$27,950,700</u>
TOTAL	<u>\$32,907,424</u>

The total estimated amount of CDBG funds that will be used for activities that benefit low- and moderate-income persons is \$1,215,530¹.

Other non-Federal public resources reasonably expected to be available to address the priority needs and specific objectives identified in the Action Plan are as follows:

Other Resources

Low Moderate Income Housing Asset Program Income	\$ 678,000
Federal 9% Tax Credits	\$10,414,690
General Fund Monies (Social Services)	\$ 278,000
Workforce Investment Board Funds	<u>\$ 4,600,000</u>
TOTAL	\$15,970,690

¹ Total available CDBG funds minus Administration and Section 108 Loan Repayments.

Data and Trend Analysis

The needs assessment also involved a review of available demographic data and trends impacting Glendale. The information below comes from a variety of sources, including the U.S. Census American Community Survey (ACS) which has updated some demographic information through random sampling on an annual basis. Data from the 2010 Census is still being evaluated at the time this report was completed. Several of these factors are highlighted below:

- 112,349 Glendale residents are foreign born, representing 55.9% of the total population (the majority are from Russia, Iran, and Armenia). This compares to 35.8% in the County of Los Angeles. (ACS 2007 and ACS 2005-2007)
- From 1990 to 2007, Glendale's population grew by 15% from 180,000 to 207,000 persons. The Glendale population is expected to grow only minimally through 2010, due to the limited availability of land for residential housing. (California Department of Finance)
- Until 1980, Glendale had a predominantly White population (91.7 percent); however, the proportion of White persons in Glendale decreased to 64 percent in 1990 and decreased again to 54 percent in 2000. (2000 Census)
- Young Adults (age 25-44) comprise the largest segment of the population, followed by Middle Age Adults (age 45-64). Although the proportion of elderly persons increased only slightly from 1990 to 2000, it is anticipated that this age category will only grow as Middle Age Adults age. (2000 Census)
- Healthcare, retail, manufacturing, and finance/insurance, and educational services are the top five major industry sectors in Glendale. (Verdugo Job Center)
- Some of the fastest growing major Glendale industry sectors include Information Technology (especially as it relates to motion pictures), Healthcare, and Professional/Scientific/Technical services industries. (Verdugo Job Center)
- Glendale's unemployment rate in 2009 was 11% which is a 6.7% increase from 2007 (4.3%) and a 3.6% increase from 2008 (7.4%). This does not include those persons whose unemployment benefits have run out. This compares to 12.3 % in Los Angeles County currently. (California Labor Market Information, 2009)
- Glendale continues to have a diverse mix of housing types, with the majority of the units consisting of multi-family units (67 percent) and approximately 37 percent of units consisting of single-family homes. (ACS 2012)
- In 2000, almost 62 percent of Glendale households were renters while 38 percent of households owned their home. In 2012 61% of housing dwellings in Glendale were renter occupied and 39% were owner occupied. (2000 Census; ACS 2012)
- Average rents from 2007-2009 for single, 1bdr and 2bdr units increased by 19%. As of 2009, average rents are \$904, \$1090, and \$1361 respectively. (City of Glendale, Community Development Department-Housing Division)

- The median home price in Glendale in June 2010 was \$670,000, and in February 2012 the price declined to \$365,000 (includes single-family detached homes and condos, resale and new construction). This was a 46% decrease in 5 years. However, prices are again increasing and by February 2014 median home sales price has increased again to \$445,000. (DQNews.com)
- Approximately 6.9 percent of all households were overcrowded in Glendale, a decrease from 18 percent of households in 1990. (ACS 2012)
- In Glendale, there are 39 public parks, totaling approximately 280 acres. This represents 1.4 acres per 1,000 people, compared to the average of all southern California cities of 2.18 per 1,000 and the national average of 10 acre per 1,000 persons. (2009 Quality of Life indicators – Parks, Recreation, and Community Services Division)
- According to the 2010 Census, 13.4 percent of Glendale's population lives below the poverty level.
- On January 30, 2013, 320 unduplicated homeless persons were enumerated. Total of 257 adult survey and 63 children surveys were completed. Demographics information on the children was not required.
- There are 3,080 Section 8 units available in Glendale, including portable vouchers from other housing authorities. 5,080 people are on the wait list which has been closed for several years. (City of Glendale, Community Development – Housing Division)
- There are 3,026 Section 8 Housing Choice Vouchers providing affordable housing to low and very low income households in Glendale, including portable vouchers from other housing authorities. 2,315 people are on the wait list which has been closed for several years. (City of Glendale, Community Development – Housing Division)
- There are 29,267 (14.6%) persons over 65 years of age in Glendale. Of these 15,263 (52%) have disability status and 3,512 (12%) are below the poverty line, compared to LA County which has 10.2% persons over 65 years, 42.7% with a disability and 10.2% below the poverty line. (ACS 2007 and ACS 2005-2007)
- Glendale ranks eleventh nationally in safety, based on the FBI's Uniform Crime Rates Report in a comparison of Part I crimes, among cities with a population of 100,000 in 2008. Glendale was ranked 7th in 2007. (FBI Uniform Crime Report)

Geographical Distribution and Development of the Targeted Areas

The City's target areas are defined by physical, social and economic conditions, which include concentrations of minority and low- and moderate-income households, areas of poverty, above average crime rates, and substandard housing conditions. Based on the analysis of these conditions and trends, southern Glendale is determined to be the primary target area and western Glendale is the secondary target for use of federal funds. The southern portion of the City is located south of Broadway, between San Fernando Road and the eastern boundary (Map 1). The western area is bounded at the west by the City of Los Angeles and City of Burbank borders, Glenoaks Boulevard to

the north, and Grandview to the east.

Southern Glendale will receive the largest amount of Federal funding (Attachment 2). An estimated 80% of the entire FY 2014-15 CDBG and ESG funds will be used to fund social services, housing, community centers, and public improvements that will benefit low- and moderate-income residents living in southern Glendale.

Fiscal Year 2014-15 HOME funds will be used citywide for a variety of projects. However, a portion of the funds will be committed for projects in specific neighborhood revitalization areas, particularly in southern Glendale, to improve the quality of life. Neighborhood revitalization areas will be identified based upon available information regarding the relative condition of neighborhoods in the following areas: population trends, condition of housing, densities permitted by existing zoning, household characteristics, economic characteristics, public safety, schools, and parks.

Community Development, Economic Development, Homeless, and Housing Needs

The following is a summary of the identified priority needs established in the Five Year Consolidated Plan and during the formulation of the 2014-15 Action Plan. The combined outreach and data analysis resulted in a community expression of the following priorities for uses of federal funds in each of the specified categories.

Social Services:

- Employment programs including job counseling, job training, job development, and English as A Second Language (ESL) classes.
- Senior Services including recreational and social service programs, employment programs, and in-home services.
- At-risk youth programs including youth counseling, after-school programs, youth employment services, and youth recreation programs.
- Crime, and public safety programs such as neighborhood watch programs and gang/drug prevention programs.
- Homeless Services.
- Child care for pre-school and school aged children.
- Health Services.
- Mental Health Services.
- Fair Housing Services.
- Services for the developmentally and physically disabled.

Neighborhood Improvements:

- Code enforcement.
- Graffiti removal.
- Trash and debris abatement.
- Street lights.

- Parks, community centers and open space.
- Libraries.
- Health facilities.
- Traffic calming.
- Street, curb, and sidewalk improvements.
- Handicapped accessibility.

Homeless:

- Emergency Shelters, transitional housing and permanent supportive housing program.
- Case management.
- Homeless prevention, and Rapid Re-Housing
- Street outreach.
- Support services (mental health, substance abuse, veteran's services,).
- Domestic Violence programs.

Housing:

- Increasing Affordable Rental Opportunities.
- Preserving and Maintaining the City's Existing Affordable Housing Stock.
- Increasing Affordable Home Ownership Opportunities.

Strategies

The following is a summary of the program activities the City will undertake during the next year as part of the 2014-15 Action Plan to address the priority needs that were identified in the Five Year Consolidated Plan, 2010-2015 community needs assessment. These projects are described further in Attachments 1 and 2.

Social Service Strategy

- **Youth:** Provide after-school/recreational/employment/educational activities to 375 at-risk youth, including summer employment, after-school programs, youth and family counseling, gang and drug prevention, teen centers, and recreation.
- **Employment and Training:** Provide targeted employment, assessment, training, referrals, and placement services to 150 to 250 low-income youth residents through coordinated efforts with the Verdugo Job Center.
- **Crime & Public Safety:** Provide crime awareness/prevention programs to serve 20 at-risk youth in coordination with local police.
- **Childcare:** Coordinate and leverage pre-school and after-school childcare programs to serve 200 individuals with childcare.
- **Senior Services:** Provide in-home assessment, care planning, housing assistance, and social service referrals to serve 60 low-income seniors.

- **Fair Housing and Health Services:** Assist non-profits to serve 800 very low- and low-income persons with legal assistance/immigration, health services, services to the disabled, ESL/basic skills, tenant/landlord, and fair housing information.

Neighborhood and Capital Improvement Strategy

- **Targeted Neighborhood Improvements:** Initiate one new Neighborhood Improvement target area.
- **Parks/Recreation:** Funds will be used to pay for play equipment for the Palmer Park and Pacific Park Playground Improvement Project.
- **Community Centers/Libraries:** Rehabilitate three existing non-profit community centers and recreational facilities including one youth center; one recreational facility to provide access to disabled persons; and one social service center providing services for immigrants.
- **Code Enforcement:** Conduct 1,000 inspections to ensure that homes in low- and moderate-income areas meet regulations for code compliance in southern Glendale.
- **Section 108 Loan (Community Services and Parks):** Continue repayment of the Section 108 loan for the Ascencia Access Center and Emergency Shelter project.

Economic Development Strategy

- **Rehabilitation of Commercial Buildings and Public Improvements:** Identify one targeted commercial zone for coordinated City efforts to plan and implement design and rehabilitation services to commercial building and fund public improvements. Identify potential bike paths/bikeways in low/moderate-income area(s).
- **Job Creation/Employment:** Continue to fund social service programs which support, leverage, and coordinate employment, ESL, and basic skills programs with WIA programs and the VJC. Begin to explore provision of job center satellites at libraries and neighborhood centers. These efforts will create or retain 15 targeted jobs for low- and moderate-income persons.
- **Business and Technical Assistance:** Continue to develop eligible business assistance activities to help local businesses with technical and strategic support to create jobs for low and moderate-income residents.

Homelessness Strategy

- **Outreach:** Provide street outreach services to 100 homeless persons and connect clients to the continuum of care.
- **Intake, Assessment, Case Management, Supportive Services:** Provide intake, assessment, specialized case management, and supportive services to help clients

address barriers contributing to homelessness. Enroll 860 persons into specialized case management at Ascencia Access Center.

- **Emergency Shelter:** Provide 40 year-round emergency shelter beds and 10 year-round domestic violence crisis shelter beds to serve approximately 250 homeless persons.
- **Transitional Housing:** Provide transitional housing for 13 family households at any given time.
- **Permanent Supportive Housing:** Provide permanent supportive housing assistance to 92 persons, including 32 chronically homeless individuals at any given time.
- **Homeless Prevention:** Provide case management to 125 households, and serve 75 households with direct utility and rental assistance.
- **Rapid Re-Housing:** Provide case management and direct financial assistance to 20 households.
- **Reallocation:** Reallocate Transitional Housing Programs to Permanent Supportive Housing for Chronic Homeless Families.

Housing Strategy

- **Increase Affordable Home Ownership Opportunities:** Continue construction on one new construction project serving 3 Low Income Households. Identify future projects for development pipeline.
- **Increase Affordable Rental Opportunities:** Complete predevelopment/financing on one new construction project serving 69 Low and Very Low Income households. Continue construction on one new construction project serving 43 Low and Very Low Income households. Complete construction and lease up of one acquisition/rehabilitation project serving 17 Low and Very Low Income households with a Veterans preference for 6 units. Identify future projects for pipeline.
- **Preserve and Maintain the City's Existing Affordable Housing Stock:** Complete rehabilitation of one Multi-Family Rehabilitation Project serving 9 Low and Very Low Income households with a preference for permanent supportive housing.

Special Needs Strategy

- **Seniors:** Provide funding for care management services and meals to 60 seniors. Provide funding to specifically target frail seniors.
- **Mentally Ill:** Coordinate services with existing County-funded mental health service providers to address community needs.
- **Developmentally Disabled:** Provide funding to begin implementations of an ESL program for developmentally disabled adults with limited English skills.
- **Physically Disabled:** Improve public facilities to make them accessible to persons with disabilities.

- **Substance Abuse:** Provide capital improvement funding to maintain facilities of organizations that serve persons with substance abuse issues.
- **HIV/AIDS:** Coordinate services with the AIDS Service Center.

Other Actions

The Action Plan describes actions to be undertaken to affirmatively further fair housing, address existing impediments to meeting underserved needs, remove barriers to affordable housing, evaluate and reduce lead-based paint hazards, address those in poverty, develop and coordinate the institutional structure, and monitor programs and projects.

Anti-Poverty Strategy

The primary emphasis of the City's anti-poverty strategy is to raise the income of Glendale's poorest households, especially those below the poverty level. This includes providing those households with the educational, training, supportive service (including transportation), and affordable childcare opportunities that will allow them to address barriers to income and career development. Affordable housing opportunities can also allow poorer families to devote additional resources to raising their incomes and furthering their careers.

Citizen Participation

Citizen participation is a highly valued component of the Annual Action Plan preparation process, and the City created a wide variety of opportunities to invite extensive feedback from the community. This process included:

- One Community Public Hearing;
- Community Development Block Grant Advisory Committee Review; and
- Special Joint Meeting with the Glendale Housing Authority and the City Council.

Outreach also included extensive informal consultation with public and private agencies, City departments, social service agencies, agency coalitions, community residents, and neighboring cities, including organizations that provide housing and supportive services to special needs population.

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CITY OF GLENDALE

2014-15 ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT, EMERGENCY SOLUTIONS GRANT, AND HOME INVESTMENT PARTNERSHIP ACT PROGRAMS

The 2014-15 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) Action Plan represents the fifth year of the 2010-2015 Five-Year Consolidated Plan. Each project that is approved for funding (Attachments 1 and 2 – Summary and Description of Proposed 2014-15 CDBG, ESG, and HOME Programs) relates to the needs and priorities addressed in the Five Year Consolidated Plan. The Five Year Consolidated Plan is reviewed annually and may be modified depending on changes in the community and any new input from residents.

PART I. – GENERAL REQUIREMENTS

FINANCIAL RESOURCES FOR IMPLEMENTATION OF THE ACTION PLAN

The Federal resources available to address the priority needs and specific objectives identified in the Action Plan are as follows:

Federal Resources

Community Development Block Grant (incl. Unappropriated, Program Income, and Reprogrammed Funds)	\$ 1,746,630
HOME Investment Partnership Program	\$ 1,010,408
Emergency Solutions Grant Program	\$ 157,089
Continuum of Care Funding	\$ 2,042,597
Section 8 Housing Choice Vouchers	<u>\$27,950,700</u>
TOTAL	<u>\$32,907,424</u>

The total estimated amount of CDBG funds that will be used for activities that benefit low- and moderate-income persons is \$1,215,530².

Other non-Federal public resources reasonably expected to be available to address the priority needs and specific objectives identified in the Action Plan are as follows:

Low Moderate Income Housing Asset Program Income	\$ 678,000
Federal 9% Tax Credits	\$10,414,690
General Fund Monies (Social Services)	\$ 278,000

²Total available CDBG funds minus Administration and Section 108 Loan Repayments.

Workforce Investment Board Funds	<u>\$ 4,600,000</u>
TOTAL	\$15,970,690

FUNDING MATCH AND LEVERAGING

HOME fund expenditures by the City must be matched from the start date of October 1, 1996. In 2014-15 the Match requirement will be met by “HOME eligible” projects (both home owner and renter) financed in part by leveraged financing for projects. The City has established a Match “Bank” for those HOME eligible projects completed since that date and tracks specific contributions by project by date.

Glendale continually strives to leverage its affordable housing funds, including HOME funds, and will continue to do so with affordable housing activities in FY 2014-15. Sources of the leveraging funds may include Federal Tax Credits, mortgage revenue bonds, State of California loan and grant programs, Federal Home Loan Bank Affordable Housing Program funds, nonprofit organization revolving loan funds for home mortgages, the density bonus housing program, and donated material and labor.

In prior years Redevelopment 20% Set Aside Funds were the major source of affordable housing funds for the Housing Authority; however, on February 1, 2012 the State of California dissolved Redevelopment Agencies and that funding is no longer available. This will significantly impact the Housing Authority’s ability to produce new and rehabilitate existing affordable housing. Obtaining other leveraging and match resources will be even more important in the future.

CDBG has no matching fund requirement; however, the City extensively leverages its CDBG funds with the City’s General Revenue and Capital Improvement Project funds (CIP) for construction projects. For example, \$1.7 million in State of California Prop 84 Bond funds will be leveraged with CDBG funds in FY 2014-15 for the Maryland Mini-Park project which land was purchased with CDBG funds. City funds will also provide leverage for CDBG funded and City operated social service programs through General Funds. The amount of General Fund and LA County Grant support includes: \$240,000 for the Senior Services Program and \$28,000 for the STAR Youth Program. The Glendale Youth Alliance’s Youth Employment Program receives \$562,627 in leverage from Workforce Investment Act and City General Funds. In addition, the social service agencies supported by CDBG funds utilize a variety of private and non-federal funds to leverage public funds.

The ESG program has a 100 percent matching requirement, which amounts to \$157,089. Ascencia fills ESG matching fund requirements with their own private funding. Table 1 describes the funding sources for the matching fund requirements.

TABLE 1
2014 Emergency Solutions Grant Program
Sources and Amounts of Matching Funds

Catholic Charities, Loaves and Fishes Homeless Prevention Program

ESG Award	\$ 31,858
<i>Matching Funds:</i>	
CDBG	<u>\$ 31,858</u>
Total Match	\$ 31,858

Ascencia Emergency Housing Program

ESG Award	\$ 49,486
<i>Matching Funds:</i>	
Private Foundation	\$ 25,000
Emergency Food and Shelter Program	\$ 15,000
Guest Chef Program - Food Donations	<u>\$ 44,481</u>
Total Match	\$ 84,481

City of Glendale Administration	\$ 5,210
City of Glendale Rapid Re-Housing	
Financial Assistance	\$28,603
City of Glendale Rapid Re-Housing	
Case management	\$41,932

Grand Total ESG Program	\$157,089
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The Continuum of Care Program has 25% of matching or leverage funding for all CoC funded programs per project. The City monitors individual CoC funded services provided by Ascencia, Door of Hope, the Salvation Army, the Glendale Housing Authority/City of Glendale, and PATH Ventures to ensure they meet the matching fund requirements. All grant activity and matching funds are documented in the Annual Progress Reports submitted to HUD.

PUBLICLY OWNED LAND

The Housing Authority of the City of Glendale (Authority) currently owns land intended or in use for eight different affordable housing development sites in Glendale. The Housing Authority holds ownership of these properties in two ways. First, it owns one property on a short-term basis with the intention of entering into a partnership for development of affordable housing which will be owned by private or nonprofit developers. Second, it owns seven properties on a long-term basis. The Housing Authority enters into a ground lease with

a development partner who will build, own, and operate the improvements – typically an affordable rental apartment building with long-term affordability covenants or restrictions.

The address, major sources of public funding, and the date of purchase are included with the list of properties below. A complete project description is provided later in this report in the Action Plan for HOME Program section.

Properties to Be Developed:

Fifth and Sonora Site

Address: 1412, 1414, 1418, 1422 Fifth Street and 1116 Sonora Street
Public Funding: Redevelopment Set-Aside

The site was purchased in October 2008 with Redevelopment Low Moderate Income Housing funds. The site has 15 occupied rental units. Development plans are under consideration.

~~Salem Street Site~~

~~Address: 327-331 W. Salem Street~~
~~Public Funding: Redevelopment Set-Aside~~

~~The site was acquired in April 2012 with Low Moderate Income Housing funds. The Veterans Village affordable rental housing project on this site is in the predevelopment/financing stage.~~

Properties with Ground Lease to Developers/Rental Property Owners

Palmer House

Address: 555 E. Palmer Avenue
Public Funding: Redevelopment Set-Aside Funds, Low Income Tax Credits

This parcel was developed in 1992. The site was developed with 22-units, new construction senior rental apartments serving low-income households. The project nonprofit developer/owner operator is Be.Group, formerly Southern California Presbyterian Housing.

Garfield Gardens

Address: 295, 305 and 307 E. Garfield Avenue.
Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

These three parcels were purchased in the East Garfield Neighborhood Revitalization Area in 2002 and 2003 and lease up was completed in March 2010. The site was developed with 30 units, new construction family rental apartments serving very low-income family households. The project developer/owner operator is Garfield Gardens, L.P.

Metropolitan City Lights

Address: 1760 Gardena Ave.

Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

This site was purchased in December 2005 and lease up was completed in June 2007. The site was developed with 65 units, new construction family rental apartments serving very low-income households. The project developer/owner operator is Metro City Lights, LLC.

Metro Loma

Address: 328 Mira Loma

Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

This site was purchased in February 2007 and lease up was completed in February 2009. The site was developed with 44 units, new construction family rental apartments serving very low- and low-income households. The project developer/owner operator is Metro Loma, LLC.

Glendale City Lights

Address: 3673 San Fernando Rd.

Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

The site was purchased in February 2008 and lease up was completed in January 2010. The site was developed with 68 units, new construction family rental apartments serving very low- and low-income households. The project developer/owner is Glendale City Lights, LLC.

Vassar City Lights

Address: 3678 San Fernando Rd.

Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

The site was purchased in May 2009 and lease up was completed in May 2011. The site was developed with 70 units, new construction family rental apartments serving very low- and low-income households. The project developer/owner is Vassar City Lights, LLC.

Veterans Village

Address: 327-331 W. Salem Street

Public Funding: HOME, Redevelopment Set-Aside

The site was acquired in April 2012. The site is under construction and is being developed with 43 units, new construction family rental apartments serving very low- and low-income households with a preference for Veterans and their families. The project developer/owner is Veterans Village L.P.

PART II. - GEOGRAPHIC DISTRIBUTION

DEVELOPMENT OF TARGET AREAS

In the Five Year Consolidated Plan, the City set forth its rationale for allocating investments for the CDBG, ESG, and HOME programs geographically. This analysis defined the City's target areas by the existing physical, social, and economic conditions, which include concentrations of minority and low- and moderate-income households, areas of poverty, above average crime rates, and substandard housing conditions. Based on the analysis of these conditions and trends, southern Glendale is determined to be the primary target area and western Glendale is the secondary target for use of federal funds. The southern portion of the City is located south of Broadway, between San Fernando Road and the eastern boundary (Map 1). The western area is bounded at the west by the City of Los Angeles and City of Burbank borders, Glenoaks Boulevard to the north, and Grandview to the east.

The City funds projects and programs that are available to low- and moderate-income residents. A number of activities expected to be carried out in this fiscal year target these currently eligible neighborhoods due to high concentrations of low-moderate income census tracts and minority concentrations, poverty rates, crime rates, overcrowded condition of schools, demographic trends, and substandard housing as described below.

LOW-MODERATE INCOME AREAS

The map entitled "Southern Glendale" shows that this area is made of 10 census tracts located south of Broadway, between San Fernando Road and the eastern City boundary. In seven of the 10 census tracts located in southern Glendale, at least 51% of the residents earn a low-moderate income (80% of County median income, Map 1 - "Low-Moderate Income Census Tracts") and comprise the Southern Glendale Target Area. The seven tracts are: 3021.03, 3022.01, 3022.02, 3023.02, 3024, 3025.01, and 3025.02. According to the 2000 HUD data and estimated HUD data of 2011, of the approximately 60,000 people living in the southern part of the City, 33,870 earn a low-moderate income. This is equal to 58% of the population in southern Glendale compared to 40% of the population citywide.

In addition, the Community Services and Parks Department has also identified a secondary target eligible for neighborhood revitalization (Census Tracts 3015.02 and 3016.01). This western Glendale area is bounded at the west by the City of Los Angeles and City of Burbank borders, Glenoaks Boulevard to the north, Interstate 5 and the Los Angeles River to the south and Grandview to the east (Map 1). These two census tracts have a concentration of residents that are low-to-moderate income and are in the western portion of the City; Census Tract 3015.02 has a 58% low-moderate income population and 3016.01 has a 57% low-moderate income population.

In summary, the 2010 Census data revealed the following characteristics related to the geographic targeting of resources to southern Glendale. The total population of southern Glendale (CDBG Target Area) is approximately 60,000, which represents 31% of the City's entire population. The CDBG Target Area consists of Census Tract nos. 3021.03, 3022.01, 3022.02, 3023.02, 3024, 3025.01, and 3025.02. The City is currently working on evaluating data from the 2010 Census to determine if any target areas need to be changed.

Tables 2 to 4 on the following pages show the City's racial, ethnic, age, and housing profile based on the U.S. 2010 Census, which identified 191,719 total residents.

TABLE 2
City of Glendale
Population By Race Including Hispanic/Latino Origin
2000 and 2010

	2000 Census		2010 Census	
	POPULATION	PERCENT TOTAL	POPULATION	PERCENT TOTAL
White	123,960	63.6%	136,226	71.1%
Black	2,468	1.3%	2,573	1.3%
American Indian	629	0.3%	531	0.3%
Asian	31,587	16.3%	31,434	16.4%
Native Hawaiian/Pacific Isl	163	.1%	122	.1%
Some other race	16,715	8.6%	12,146	6.3%
Two or more races	19,614	1.3%	8,687	4.5%
Total	194,973	100%	191,719	100%
Hispanic or Latino of any race	38,452	19.7%	33,414	17.4%

* Source US Census Bureau, 2000 and 2010 Census.

MINORITY CONCENTRATION, DEMOGRAPHICS, POVERTY, MARKET ANALYSIS

The following provides insight into the Glendale community's needs through Census information, current market data, and other analyses.

Minority Concentration

Minority data by Census Tract is only available from the US Census Bureau's 2000 Census. The census tracts with concentrations of Hispanic, Korean, American Indian, and Black households are located in southern Glendale, and primarily in Census Tract 3024. Maps 2 and 3 display the concentration of Hispanic and Asian residents in Glendale in 2000. A concentration is defined as exceeding the countywide average for a specific group and a high concentration refers to at least twice the countywide average for a particular group.

Among Hispanic residents, two of 29 census tracts in Glendale demonstrate a concentration that is more than the County average of Hispanic households (44.6 percent), one in southern Glendale and another in western Glendale. However, no census tract in Glendale contains a high concentration of Hispanic residents.

As shown on Map 3, all but ten of the City's census tracts have above the County average concentration of Asian persons (11.81 percent) and four tracts have a high concentration of Asian residents (over 23.6 percent). The category of "Asian" is rather broad and includes Korean, Filipino, Chinese, Japanese, and Vietnamese as the predominant Asian groups in Glendale. Unlike the City's Hispanic population, Asian residents tend to be distributed throughout the community.

Age Composition

Approximately 18.9% of the population in Glendale was under 18 years of age in 2007, whereas 22.4% of the population was under 18 in 2000 according to the 2007 American Community Survey (Table 3). The overall City population of elderly residents, 65 years and older, totaled 29,267 in 2007, or approximately 14.6% of the total population. The proportion of senior households in Glendale remains higher than the County proportion. In Los Angeles County, 10% of the population was 65 years and older in 2007. The higher proportion of seniors within Glendale indicates that providing senior housing and supportive services remains an important need in the community.

TABLE 3
City of Glendale
Age Characteristics of Population
1990, 2000 and 2007

AGE RANGE	1990		2000		2007	
	NUMBER OF PERSONS	PERCENT OF TOTAL POP	NUMBER OF PERSONS	PERCENT OF TOTAL POP	NUMBER OF PERSONS	PERCENT OF TOTAL POP
Pre-school (0-4)	11,910	6.6%	11,088	5.7%	9,259	4.6%
School Age (5-17)	27,167	15.1%	32,538	16.7%	28,693	14.3%
College Age (18-24)	18,066	10.0%	16,310	8.4%	19,476	9.7%
Young Adults (25-44)	64,080	35.6%	62,866	32.2%	54,468	27.1%
Middle Age (45-64)	34,838	19.4%	45,057	23.1%	59,696	29.7%
Seniors (65+)	23,977	13.3%	27,114	13.9%	29,267	14.6%
Total	180,038		194,973		200,859	
Male	86,606	48.1%	93,074	47.7%	95,449	47.5%
Female	93,432	51.9%	101,899	52.3%	105,410	52.5%
Median Age	34.3		37.5		41.4	
Youth under 18	39,077	21.7%	43,625	22.4%	37,952	18.9%

Source: U.S. Census, 1990 and 2000; American Community Survey, 2007

Immigration

The 2007 American Community Survey indicated that approximately 112,349 persons in Glendale were foreign born, representing 55.9 percent of the population. These immigrants include persons of Armenian, Iranian, Russian, Korean, Filipino, Mexican, and Lebanese heritage. Among the foreign born residents a majority of the immigrants are of Middle Eastern and Russian ancestry. According to the 2000 Census, in southern Glendale, over 22,000 residents listed a foreign language as the primary language spoken at home. In addition, approximately 26 percent of the southern Glendale population have fairly recently immigrated.

The extent to which the English language is a barrier to employment/career development is reflected in statistics provided by the Los Angeles Department of Public Social Services for December 2005. In Glendale, 74 percent of the recipients of government aid had a primary language other than English. Out of 31,634 cases served during a one-month period, only 8,235 (26%) had English as their primary language. The highest numbers of non-English speaking cases were Armenian (59% of all cases) and Spanish (9% of all cases).

Overall, a notable portion of Glendale's population faces language barriers. Approximately 33 percent of residents say they speak English "less than very well." The language barriers can be traced to sizable immigration into the city during the 1990's primarily from the Soviet Union. Approximately 65,885 or 33.8 percent of Glendale's total population entered the country during the 1980's and 1990's. This has important implications for employment and training opportunities.

TABLE 4
City of Glendale
Immigration and Year of Entry
2000-2007

POPULATION TYPE	2000*		2007 (estimate)**	
	NUMBER OF PERSONS	PERCENT OF TOTAL POPULATION	NUMBER OF PERSONS	PERCENT OF TOTAL POPULATION
Total Population*	195,047	100.0%	200,859	100.0%
Total Population Born Outside of US	106,119	54.4%	113,792	56.7%
Native Born	88,928	45.6%	88,510	44.1%
Foreign Born	106,119	54.4%	112,349	55.9%
Entered 2000 or After			28,071	25.0%
Entered Before 2000			84,278	75.0%

Source: US Census Bureau, Census 2000 and American Community Survey 2007.

*Total Population in 2000 is estimated from Summary File 3 samples; therefore, slightly higher than the 194,973 from Summary File 1

Poverty

According to the 2010 Census, 13.3 percent of Glendale's population lives below the poverty level. On a census tract basis, the proportion of persons living in poverty throughout the City varies from a low of 2 percent to a high of 33.5 percent. On a citywide basis, the highest poverty concentrations can be found in the southern portion of the City (generally south of Broadway Avenue) where 24.5 percent of the households were reported as living below the poverty line. All other population categories reflect a similar reduction. Another indicator is the percentage of students enrolled in the free and reduced price lunch program which provides subsidies for children in households earning 130 percent or 185 percent of poverty level (\$22,050 for a household of four). In 2008, 41.3 percent of students in the Glendale Unified School District were enrolled in this program.

Poverty and Household Type

Female-headed households with children tend to have lower incomes and experience a disproportionately higher rate of poverty than other segments of the population. Approximately 26 percent of the City's female-headed households with children under 18 years of age were living below the poverty level in 1999. By 2007, this had increased to approximately 36 percent. For female-headed households with children under five years of age, the percentage of those impacted by poverty was estimated at 36 percent in 2007.

Of families with related children under age 18, approximately 18.6 percent were living below the poverty level. Single-parent households not only experience higher rates of poverty, but the presence of only one adult in the household also limits resources that can be devoted to raising household income.

TABLE 5
City of Glendale
Poverty and Employment Characteristics
2000 and 2007

Population Category	2000		2007 (estimate)	
	Number of Persons Below Poverty Line	Percent Below the Poverty Level	Number of Persons Below Poverty Line	Percent Below the Poverty Level
Total Population Living Below Poverty Level	29,927	15.5%		13.9%
All Families	6,802	13.6%		10.8 %
Married Families				9.5 %
Female Headed Households	1,512	17.9%		14.8 %
Female Headed Households w/ children under 18 years	1,102	26.1%		36.1%
All Persons 18+	20,921	15.5%		13.0 %
Persons Under 18				18.1 %
EMPLOYMENT	Number of Persons	Percentage of Population	Number of Persons	Percentage of population
Unemployed	6,559	4.2%	4,938	2.9%
Employed	85,113	54.5%	95,393	56.5
Not in labor force	64,553	41.3%	68,607	40.6%
Armed Forces	26	-	-	0.0%
Total Population above 16 yrs.	156,251	100.0%	168,938	100.0%

* Source: US Census Bureau, Census 2000; US Census Bureau, American Community Survey 2007.

Housing Tenure

Glendale is a predominantly renter occupied community. And lower income areas, particularly southern Glendale have an even greater concentration of renters in overcrowded conditions than is found City-wide.

Based on the Census 2000 data, nearly 84% of the southern Glendale housing stock is renter occupied compared to 61% citywide as shown on the table below. Approximately 53% of the renters in southern Glendale pay over 30% of their income on rent. Thirty-three percent (33%) of the units are occupied by more than one person per room, compared to 18% Citywide. The percentages changed slightly in 2007 according to the estimates in the 2007 American Community Survey.

Citywide housing tenure information is shown below. There has been very little change in tenure over the last 7 years.

TABLE 6
City of Glendale
Occupied Housing Units By Type

Housing Type	Number and Percent of Housing Units (estimate)			
	2000*		2007**	
	Number	Percent	Number	Percent
Owner Occupied	27,557	38.4%	28,388	38.9%
Renter Occupied	44,248	61.6%	44,563	61.1%
TOTAL	71,805	100%	72,951	100.0%
Vacant Housing Units	1,908		4,095	

* Source US Census Bureau, Census 2000

** Source US Census Bureau, American Community Survey 2007.

Impact of Foreclosures on Tenure - Though foreclosures have been prevalent throughout Los Angeles County since the significant decline of home values in 2009, Glendale has not experienced significant foreclosure rates. A study by the Center for Housing Policy in September 2012 completed an updated needs analysis comparing 368 Los Angeles County zip codes in terms of foreclosure risk based on the numbers and rates of foreclosures, subprime loans, delinquencies, and vacancies. A score showing risk based upon of 1 to 100 was established, with 100 being the score indicating most need of foreclosure prevention assistance, Glendale scored mostly at the bottom of California zip code areas. The most "risky" Glendale area was zip code 91206 which fell in the middle of the range of Los Angeles County foreclosure areas rated by need. It is number 210 of 368 zip codes with a risk score of 4.4 out of 100. The area tends to be a moderately priced housing area with a large number of condominium developments. Glendale zip codes risk codes go as low as 0, with most being approximately 2.9 of the 100 risk score range. It appears that foreclosures have not significantly tipped the percentage of owner occupied units as an independent factor.

Overcrowded Housing Units

Another condition that may lead to the deterioration of housing structures in a neighborhood is degree of overcrowding. Housing analysts gauge degree of overcrowding by reviewing the number of persons occupying a single room. Currently, the accepted occupancy rate is one person per room; thus, any structure with more than one person per room (excluding bathrooms, kitchens, hallways and porches) would be considered overcrowded according to the Census. As noted above, southern Glendale experiences a significantly higher level of overcrowding than in other parts of the City. Of the 24,920 occupied housing units in southern Glendale, 41% have more than one person per room compared to 23.7% of the City's housing units according to the 2000 Census. Therefore, the incidence of overcrowding in southern

Glendale is nearly two times that of the City. The data for western Glendale shows similar incidences of overcrowding. Approximately, 1,258 housing units out of 3,936 or 31.96% units were overcrowded in western Glendale.

Conclusion: Geographic Distribution
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In accordance with the above analysis, southern Glendale will receive the greatest amount of funding resources during FY 2014-15 as displayed in Map 1. An estimated 80% of the entire CDBG and ESG Grant will be used to fund social services, housing, improvements to community facilities, neighborhood revitalization, and public improvements that will benefit low- to moderate-income residents living in southern Glendale during FY 2014-15. Project selection for use of HOME funds in the next year is in process. Availability of land, availability of leveraged financing, and strength/track record of the developer will be important determinations of where projects will be located. A Site and Neighborhood Standards review will be completed prior to approval to address any potential overconcentration of affordable housing in areas with a high concentration of low-income or minority populations.

PART III. - COMMUNITY DEVELOPMENT, ECONOMIC DEVELOPMENT, HOMELESS, AND HOUSING NEEDS

The following is a summary of the identified priority needs established in the Five-Year Consolidated Plan and during the formulation of the 2014-15 Action Plan.

COMMUNITY DEVELOPMENT NEEDS

Citizen participation is a highly valued component of the Consolidated Plan and Annual Action Plan preparation process, and the City created a wide variety of opportunities to invite extensive feedback from the community. As part of the citizen participation process for the development of the Consolidated Plan in the fall of 2009, a formal Community Needs Assessment and Outreach Strategy was conducted which involved responses from approximately 1,318 residents and business and community agency stakeholders and included:

- Two Community Public Hearings
- Five Community Events
- Internet Community Needs Survey
- Community Needs Assessment Survey
- Homeless Focus Group
- Citizen Advisory Group

Outreach also included extensive informal consultation with public and private agencies, City departments, social service agencies, agency coalitions, community residents, and neighboring cities, including organizations that provide housing and supportive services to special needs populations. This year for FY 2014-15, the community needs assessment update consisted of, one public hearing, focus group meetings and an analysis of housing and population characteristics from the 2007 ACS and 2010 census. Through these means, a total of 51 residents provided direct input.

Social Service Needs

Based on the City's needs assessment and the input received from the City's extensive outreach, the City has identified the following social service needs as high priority needs:

1. Youth programs including summer employment, after-school programs, youth and family counseling, gang diversion and drug prevention, teen centers, and recreation: Youth services continue as a consistently identified top priority by the community in all outreach methods. The Community Needs Survey identified gang and drug prevention programs, tutoring, after-school programs, youth employment services, and youth

counseling as high priority programs. At the Public Hearing, residents listed the need for job counseling, job training, job search and placement assistance, basic skills training and English as A Second Language (ESL) classes as priorities. Residents also identified youth employment services, recreational programs, and park facilities for youth in the comment section of the Community Needs Survey. According to the Community Services and Parks Department, southern Glendale is especially underserved by park and recreational facilities.

Results from the senior services focus group meeting showed that case management, nutritional meals, recreational, employment, and in-home services were important priorities. This opinion is correlated by Census data which shows that Glendale has an older, denser, and lower-income population than the rest of the Los Angeles County.

2. Employment programs and employment supportive services: Employment programs that support a person's ability to be employed or trained including job counseling, job training, job search and placement assistance, basic skills training, childcare, and English as A Second Language (ESL) classes were also a common social service priority identified by the community at the Public Hearing as mentioned above, and on the Community Needs Survey. Affordable child care for pre-school and school-aged children for participants in job training programs was also identified as a priority social service need at the Public Hearing. Other supportive services for employment include transportation and ESL. The number of residents who lived below the poverty level in Glendale has increased from 25,484 (14% of the population) in 1990 to 29,927 (15.5% of the population) in 2000. In southern Glendale 24% of the population lived at or below the poverty level compared to 15% citywide. In 2000, the poverty level was \$16,700 for a family of four. Seventy-five (75%) of DPSS recipients in Glendale primarily speak a language other than English. Though the 2007 American Community Survey indicates that the poverty level has decreased to approximately 13.9%; the City's overall unemployment rate climbed to 8.3% in December 2009 compared to 5.4% in January 2008.

3. Crime and public safety: Crime and public safety continue as a top priority according to the Community Needs Survey and public hearing participants. The Community Needs Survey results identified neighborhood watch and other crime prevention programs, while written responses centered on providing more gang and drug prevention programs, at-risk youth employment services, and youth recreation programs to prevent juvenile crime. Comments about crime and public safety at the Public Hearing focused on physical improvements which deter crime such as a street lighting, graffiti removal, and code enforcement.

4. Childcare: As mentioned under employment program needs, childcare as a supportive service was identified as a priority to support a person's ability to be employed. Affordable child care for pre-school and school aged children for participants in job training programs was also identified as a priority social service need.

5. Senior Services: Senior services such as transportation, in-home services, and recreational and social service centers were identified as high priorities by community residents in the Community Needs Survey. Results from the senior services focus group meeting showed that recreational, employment, and in-home services were important priorities. The number and percentage of seniors in Glendale continues to grow and was estimated at 29,267 or 14.6 percent of the population in the 2007 ACS, an increase from 27,114 or 13.9 percent in 2000.

6. Health and Other Social Services: The Community Needs Survey results identified health, services for the developmentally or physically disabled, fair housing, immigration services, transportation assistance, and legal aid as social service priorities in Glendale. According to the Housing Needs Assessment section of the 2010-15 Consolidated Plan, Glendale is a racially, ethnically and culturally diverse community. This presents the need for services that assist with a variety of needs.

7. Homeless Programs: Providing services to the homeless continues to be identified as a priority by the community. According to the Federal Administration and the Department of Housing and Urban Development, resolving homelessness among the chronic homeless population remains a top national and local priority need. In addition to ending family homelessness and veteran homeless by 2015. Homeless service programs are further addressed in the Homeless and Special Needs section of this report.

Neighborhood/ Capital Improvement Needs
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Neighborhood revitalization continues to be a major national and local objective of the CDBG program, and relates to many of the quality of life issues expressed by all segments of the community surveyed. Capital improvement projects to develop and/or rehabilitate community centers, including parks, are also integral to meeting social service needs. The Public Hearing participants ranked improved street lighting, parking, graffiti removal, and traffic calming as the most important neighborhood improvement issues. The Community Needs Survey identified trash/debris removal; street, curb and sidewalk improvements; and street lighting improvements as high priority improvements needed in their neighborhoods. Written comments on the Community Needs Survey also centered around street improvements, speed bumps, street lights, traffic calming, graffiti removal, and trash and debris removal. Based on the City's needs assessment and the input received from the City's extensive community outreach, the City has identified the following Neighborhood and Capital Improvement needs listed below.

Neighborhood Improvements:

1. Targeted Neighborhood Improvements: The City will continue to address neighborhood improvement priorities through targeting neighborhoods, involve residents in the planning of these revitalization efforts, forming a project management team with

City departments, and planning comprehensive neighborhood improvements. Improvements will include public improvements such as street resurfacing, curbs, sidewalks, parkway improvements, street trees, traffic calming, bike paths/bikeways, and street lights.

2. Code Enforcement: Code enforcement continues to be a high Neighborhood Improvement priority for residents, according to the Community Needs Survey and the Community public hearing focus groups.

Capital Improvement Projects including parks, recreational facilities, libraries, social service and community centers, and educational facilities:

The Community Needs Survey identified health centers, libraries, parks and recreational facilities, and youth centers as high priorities. Park safety features such as lighting, and improved park recreational facilities were identified by Public Hearing participants as the most important community facility needs.

1. Parks, Libraries, Recreational Facilities, and Public Community Centers: Residents that were surveyed and that participated in the public hearing discussion groups ranked libraries, parks, and recreational facilities as high neighborhood improvement needs. A survey completed by Community Services and Parks Department in 2004 compared the ratio of developed parkland acres per 1,000 residents in Glendale to other southern California cities. Glendale was much lower with an average of 1.36 acres per 1,000 residents than the overall average of 2.18 acres per 1,000 residents in the other southern California cities that were surveyed. For a city of over 200,000, Glendale falls 168 acres short of the average developed park acreage per resident as compared to the other cities.

2. Other Community Facilities: Community facilities such as health centers, senior and youth centers, homeless facilities, social service centers, and multi-purpose community centers were all identified as priority needs in written surveys. Community residents also mentioned the need for accessibility improvements for the disabled at all community centers.

ECONOMIC DEVELOPMENT NEEDS

As mentioned under social service needs, employment programs were considered a high priority at the Public Hearing and on the Community Needs Survey for the Five Year Consolidated Plan. Many of the City's employment needs are identified by the local Workforce Investment Board and their priorities for Glendale which focus on the following industries: entertainment, healthcare, green jobs, and manufacturing. Entertainment is considered the biggest job producing industry in Glendale over the next 10 to 20 years. Healthcare represents the largest overall employer in Glendale with three hospitals (of 15 within the San Gabriel Valley). Green jobs are an important focus of the federal and state economic stimulus with an emphasis on smart grid jobs. Glendale's manufacturing sector is the third largest in the region.

Given the reduced funding in the CDBG program, the City will not be using CDBG funds to carry out activities it had planned in the Five Year Consolidated Plan including the following:

1. Commercial Building Acquisition, Construction, and/or Rehabilitation: The City completed commercial rehabilitation in two commercial areas – Colorado Street and Adams Square – during the past eight year period. The businesses and property owners in those areas confirmed the need for this type of City assistance and, while the City continues to provide technical assistance to business owners via the Economic Development Division, the City is unable to utilize CDBG funds for CDBG commercial façade improvements due to other CDBG funding priorities.
2. Economic Development Technical Assistance: Although direct technical assistance to small and medium businesses was identified as a high priority in the Five Year Consolidated Plan, particularly the manufacturing industry, CDBG funding for technical assistance remains unavailable due to CDBG funding cuts. The high rate of self-employment in Glendale and the high business turnover rate provide an indication that many local residents may benefit from business development assistance. This corresponds to the needs identified by the Workforce Development Board and staff surveys of local businesses. Therefore, the City will attempt to utilize available federal Workforce funding to cover this gap.

HOMELESS AND HOMELESS AT-RISK NEEDS

As mentioned in the Community Development Needs section, addressing the needs of the homeless continues to be a priority in the community. The City's efforts to address homelessness are coordinated through the Glendale CoC, comprised of social service and government agencies that serve the homeless, City departments, hospitals, educational providers, members of the business community, churches, and interested residents.

The CoC has developed a continuum of care strategy to address homeless needs including outreach, assessment and support services; emergency shelter; and transitional and permanent housing. Funding for two crucial components of the continuum of care, emergency shelter and homeless prevention and rapid re housing, are not eligible for funding under the annual competition for the federal Continuum of Care Funding (CoC) from which the majority of homeless services derive their financial support. Attachment 3 provides the 2013 Point In Time Summary Table 1A with a summary of both homeless housing gaps and homeless population and subpopulations. The Coalition or the Glendale CoC has stated that continued funding for existing shelters; rapid re-housing and prevention programs would ensure that these programs meet the needs of the homeless and those at-risk of homelessness.

HOUSING NEEDS

Priority housing needs of the community continue to be those identified in the 2010-2015 Five Year Plan. During FY 2010-15, Glendale will fund activities that address the housing needs of the above categories of high priority households using federal funds and/or other public or private funds. If funds are available, Glendale will also fund housing needs of medium priority households as well.

High Priority Housing Needs:

Owner Households

- (31-50% MFI) – Elderly and Small households
- (51-80% MFI) – Elderly and Small households

Renter Households

- (0-30% MFI) –Small households
- (31-50% MFI) – Elderly, Small and Large households
- (51-80% MFI) –Small, Large and Other households

Medium Priority Housing Needs:

Owner Households

- (0-30% MFI) – Elderly households
- (31-50% MFI) – Large and Other households
- (51-80% MFI) – Small, Large and Other households

Renter Households

- (0-30% MFI) – Elderly and Large households
- (51-80% MFI) – Elderly and Other households

Low Priority Housing Needs:

Owner Households

- (0-30% MFI) –Large and Other households

Rental Households

- (0-30% MFI) – Large, Other households
- (31-50% MFI) – Other households

Housing efforts for 2010-2015 include a focus on new ownership opportunities, increasing affordable rental housing opportunities, and preserving and maintaining the City's existing affordable housing stock.

SPECIAL NEEDS

The following needs were identified in the 5 Year Plan for persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families:

- Glendale has a large proportion of senior residents who were considered low- and moderate-income. Of the senior population, approximately 42 percent had a disability in 2000 (U. S. Census) and 12 percent had incomes below the poverty line according to the 2007 ACS. The Comprehensive Housing Affordability Strategy (CHAS) tables indicate that almost 41 percent of elderly households earned less than 50% of the median family income according to the 2000 Census.
- A significant number of persons with a disability reside in the City. In 2000, an estimated 42,481 live in Glendale, or approximately 21.7 percent of the total population.
- Based on nationwide percentages from a Department of Health and Human Services Substance Abuse and Mental Health Administration report, it is estimated that potentially over 12,000 persons in Glendale may use illicit drugs.

Priority needs for persons who are not homeless but require special supportive care with their housing include low-income elderly and persons with disabilities. Efforts to address special needs housing includes the following strategies: increasing the supply and availability of affordable housing overall, increasing access to social services and mainstream resources, and increasing the availability of programs which combine housing with supportive services.

SUMMARY OF ACTION PLAN PROGRAM PRIORITIES

The summary of the 5-Year Plan and the FY 2014-15 Action Plan program priorities are listed below. The list should not be construed as a listing based on order of priority, particularly since the opinion survey indicated very little difference in scoring between the top three or four priorities in each category.

Social Services:

- Employment programs including job counseling, job training, job development, and English as A Second Language (ESL) classes.
- Senior Services including recreational and social service programs, employment programs, and in-home services.
- At-risk youth programs including youth counseling, after-school programs, youth employment services, and youth recreation programs.
- Crime, and public safety programs such as neighborhood watch programs and gang/drug prevention programs.
- Homeless Services.
- Child care for pre-school and school aged children.
- Health Services.
- Mental Health Services.
- Fair Housing Services.
- Services for the developmentally and physically disabled.

Neighborhood Improvements:

- Code enforcement.
- Graffiti removal.
- Trash and debris abatement.
- Street lights.
- Parks, community centers and open space.
- Libraries.
- Health facilities.
- Traffic calming.
- Street, curb, and sidewalk improvements.
- Handicapped accessibility.

Homeless:

- Emergency Shelters and transitional housing.
- Case management.
- Homeless prevention/Rapid Re-housing
- Street outreach.
- Support services (mental health, substance abuse).
- Domestic Violence programs.

Housing:

- Increasing Affordable Rental Opportunities.
- Preserving and Maintaining the City's Existing Affordable Housing Stock.
- Increasing Affordable Home Ownership Opportunities.

PART IV. – ACTION PLAN PROGRAMS

ACTION PLAN FOR THE FY 2014-15 CDBG PROGRAM

The CDBG program is one of the three grant program components of the Consolidated Plan. The ESG and HOME programs represent the other two grant program components. At the completion of the development of the Annual Action Plan, the CDBG Entitlement programs received a 10% cut in entitlement funding from FY 2013 to FY 2014. In addition, the City has entered into a repayment plan for the cancelled New Horizons project for two years which is included in the reduced CDBG entitlement. The ESG program received a 11% funding increase. The HOME program received a 1% increase in funding. The funding presented below is the final entitlement amounts released by HUD.

The final funding appropriation for the 2014-15 CDBG program is \$1,746,630. The funding includes a FY 2014-15 formula entitlement of \$1,627,938 (includes the two year HUD grant reduction); carryover CDBG program income in the amount of \$58,692; CDBG unappropriated funds of \$30,000; and reprogrammed funds of \$30,000. Described below is a summary of the major categories of activities planned for the 2014-15 CDBG program.

Tables 7, 8 and 9 provide a summary of the City's five-year program strategies for the use of CDBG funds with both five-year and annual outcomes. Attachment 1 lists the final FY 2014-15 CDBG funding plan allocations by program. Attachment 2 provides a description of each project funded with CDBG, ESG, and HOME funds. These activities are consistent with the priorities established in the Five-Year Consolidated Plan.

Public Social Services

HUD establishes a limit of fifteen percent (15%) of the City's entitlement and previous year program income that can be spent on public social services. For FY 2014-15, this equals \$253,000. Of this amount, the proposed Action Plan earmarks \$229,000 (89%) to the community for non-profit sponsored programs and services and \$28,000 (11%) for City sponsored programs and services.

The FY 2014-15 Action Plan includes youth and youth employment priority projects established in the Five-Year Consolidated Plan. These projects include: Zone After School Program (The Salvation Army), Intervention/Prevention Clinical Group Counseling (Committee for Armenian Students in Public Schools), Students Training as Role Models (S.T.A.R.) youth gang and drug prevention program (Glendale Police Department), and After-School Tutoring (Homenetmen Glendale Ararat Chapter). Employment and training programs include the Youth Employment Program (Glendale Youth Alliance). In addition, the Workforce Investment Act (WIA) will provide approximately \$4.6 million in funds to assist with employment and job creation programs. WIA programs, generally offered at the Verdugo

Job Center (VJC), help to address this high priority need for employment. Childcare will be provided through the Salvation Army Zone Academy serving school-aged youth.

Senior and adult care management, tenant-landlord, fair housing, English as a Second Language (ESL) classes, and other needed community services will also be provided to community residents. These activities include the Senior Services Program, Fair Housing and Tenant/Landlord Program, and the ARS Community Outreach Project for immigrant services.

Neighborhood/Capital Improvements

The CDBG Action plan calls for allocating \$1,164,630 for neighborhood/capital improvement projects. Neighborhood revitalization continues to be a major national and local objective of the CDBG program, and relates to many of the quality of life issues expressed by all segments of the community surveyed. Capital improvement projects to develop and/or rehabilitate community centers, including parks, are also integral components to meeting the social service needs of the community.

Generally, the City's approach to neighborhood revitalization is to target a neighborhood, work with residents to identify priority improvement needs, form a project management team with City departments, and plan comprehensive neighborhood improvements such as public improvements, parks improvements, housing developments, building rehabilitation, and school improvements.

Based on the City's needs assessment the City has identified the following Neighborhood and Capital Improvement strategies:

Neighborhood Improvements:

1. Targeted Neighborhood Improvements: The City's neighborhood revitalization plan for FY 2014-15 includes initiating planning activities for one new neighborhood improvement project in southern or western Glendale.
2. Code Enforcement: The City will continue to implement residential code enforcement programs to ensure quality housing, and provide education to residents concerning neighborhood standards. The City's Code Enforcement Program in southern Glendale is an integral part of meeting the national objective of eliminating slums and blight and the physical revitalization of neighborhoods. The amount of CDBG funding proposed for Code Enforcement in FY 2014-15 is \$376,000.

Capital Improvement Projects including parks, recreational facilities, libraries, social service and community centers, and health facilities:

1. Parks/park safety, open space, libraries, recreational facilities, and public-

community facilities: The City will complete design work on the current Palmer Park Improvement project in spring 2014, and additional FY 2014-15 funds of \$252,530 will be used for renovation of the park in the summer of 2014. This project, sponsored by the Community Services and Parks Department, will consist of a complete renovation of the park and playground area.

2, The City will also make its third annual loan payment of approximately \$206,100 for a Section 108 Loan Guarantee that was used toward the acquisition and rehabilitation of a new homeless access center and emergency shelter in southern Glendale. The Ascencia Access Center and Emergency Shelter project is a joint development between the City of Glendale and Ascencia, and is mentioned in the next section of this Action Plan – Action Plan for the FY 2014-15 ESG and Other Homeless Programs.

In addition to facilities owned by the City, \$330,000 in FY 2014-15 CDBG funds is earmarked for improving four privately owned non-profit community facilities. These projects are: 1) ADA restroom renovations at the Glendale Adventist Medical Center Community Center upstairs building, 2) plumbing improvements for the Hamilton Court Transitional Housing Project for Homeless Women and Children (Door of Hope), 3) installation of a new roof for the Homenetmen Athletic Center, 4) bathroom renovations at the Homenetmen Athletic Center, and 4) ADA access and mobility project for the YMCA of Glendale. Further descriptions of each project are contained in Attachment 2.

Economic Development

The proposed Economic Development program strategies under the Action Plan are consistent with the goals of the citywide Economic Development Strategy administered by the Community Development Department, which are: business retention, business attraction, business creation, marketing, pro-business approach to City processes, and local and regional partnerships. These efforts are also coordinated with the Verdugo Workforce Investment Board (WIB), currently focused on the entertainment, healthcare, green jobs, and manufacturing industries. WIB not only provides assistance to job seekers (accessible training, education, services), but also provides assistance to businesses, particularly those facing major layoffs or company closures. In addition, the City has identified economic development priorities which are related to linking economic development and community development activities to job creation for low-income residents.

Rehabilitation of Commercial Buildings, Code Enforcement, and Public Improvements

As a result of the loss of CDBG funding the past four years, the City will place a hold on direct economic planning activities in FY 2014-15 until funding becomes available.

Job Creation/Employment

The City will continue investigating available non-CDBG funds for an Economic Development program to assist businesses with job creation for low-and moderate-income workers, particularly in low-and moderate-income neighborhoods.

In addition, it is anticipated that federal WIA funds will be used as a primary source of economic development and further expand programs to assist businesses and provide employment and training opportunities. CDBG funding will continue to be used to fund social service programs to support, leverage, and coordinate employment, ESL, and Basic skills programs with Workforce Investment Act (WIA) programs and the Verdugo Job Center services.

Planning and Administration

The Federal Department of Housing and Urban Development (HUD) limits administration expenditures to twenty percent (20%) of a City's entitlement amount or \$325,000 for FY 2014-15. The CDBG section is responsible for the administration of the CDBG, ESG, Shelter Plus Care, and the Supportive Housing Program (Continuum of Care), totaling \$2.0 million annually. Administration funds are used to pay for general management and oversight of the CDBG, ESG, and homeless programs.

TABLE 7
Social Service Program Strategies

Social Service Programs	5-Year Projected Funding Level	CPMP Objective/ Outcome*
<u>Youth Programs</u> (High Priority)	\$ 1,100,000	SL-1
* Continue to support youth (aged 16-24) employment life skills and job training programs.	\$ 500,000	
* Coordinate and leverage youth programs with the City and non-profit youth service providers and continue to support after-school education and recreational programs, such as the bookmobile, outdoor leadership, mentoring, youth outreach, youth sports, and tutoring programs	\$ 500,000	
* Support youth and family counseling programs, such as conflict resolution, and behavioral modification	\$ 100,000	
* Coordinate and leverage health education, case management and treatment		
Outcomes: Serve 2,500 youth in recreational, academic, and after-school programs (500 served annually); 2,500 duplicated served with library services (only for FY 2010/11)		

TABLE 7 (cont'd)
Social Service Program Strategies

Social Service Programs	5-Year Projected Funding Level	CPMP Objective/ Outcome*
<u>Crime and Public Safety</u> (High Priority) * Coordinate at-risk youth programs with Glendale Police Department Youth Services Bureau and with neighborhood revitalization public safety activities, including graffiti removal and neighborhood beautification programs * Provide gang and drug diversion programs, including Police Activities League (PAL) programs, equestrian drill team, youth boxing and STAR mentorship programs, and other at-risk youth programs such as employment and counseling Outcomes: Serve 375 at-risk youth (75 annually) through 10 crime awareness/prevention programs	\$ 250,000 \$ 250,000	SL-1
<u>Childcare</u> (High Priority) * Coordinate and leverage pre-school and after-school childcare programs. Outcomes: Serve 500 individuals (100 annually) with childcare	\$ 350,000 \$ 350,000	SL-1
<u>Senior Services</u> (High Priority) * Provide adult care management, health education, recreation, nutrition, employment services, meals, and crime prevention awareness * Support alternative affordable housing opportunities such as home sharing Outcomes: Serve 900 low-income seniors (180 annually) with case management, meals, and other senior services	\$ 150,000	SL-1
<u>Fair Housing and Health Services</u> (High Priority) * Fair housing assistance and tenant/landlord counseling * Various services including: services to the disabled, ESL, legal assistance, health services, adult counseling and case management, special needs (non-homeless), and immigration services Outcomes: Serve 5,000 extremely low, very low and low income persons (1,000 annually) with various fair housing and health services	\$ 375,000 \$ 75,000 \$ 300,000	SL-1

*Objectives: DH=Decent Housing; SL=Suitable Living Environment; EO=Economic Opportunity
 Outcomes: 1-Availability/ Accessibility; 2-Affordability; 3-Sustainability

TABLE 7 (cont'd)
Social Service Program Strategies

Social Service Programs	5-Year Projected Funding Level	CPMP Objective/ Outcome*
<u>Homeless</u> (High Priority)	\$ 375,000	SL-1
* Case management	\$ 175,000	
* Homeless prevention	\$ 175,000	
* Operation of service center, emergency shelters, and transitional housing facilities. Most funding is provided by Supportive Housing Program (CoC) and Emergency Solutions Grant (ESG) funds. However, the City anticipates leveraging a portion of CDBG funds.	\$ 25,000	
Outcomes: Provided in Homeless Program strategy		
TOTALS	\$ 2,700,000	

*Objectives: DH=Decent Housing; SL=Suitable Living Environment; EO=Economic Opportunity
Outcomes: 1-Availability/ Accessibility; 2-Affordability; 3-Sustainability

TABLE 8
Neighborhood and Capital Improvements Program Strategies

Neighborhood/Capital Improvement Programs	5-Year Projected Funding Level	CPMP Objective/ Outcome*
<p>Neighborhood Improvements (High/Medium Priority)</p> <p>* Continue to target neighborhoods for comprehensive revitalization, including construction of public improvements, and involve residents in the planning of these revitalization efforts. Incorporate housing, parks and school improvements. Complete the East Garfield Neighborhood Improvement Project and initiate planning activities for at least one new project in southern or western Glendale, such as South Glendale Avenue. Public improvements may include street resurfacing, curbs, sidewalks, parkway improvements, street trees, traffic calming, bike paths/bikeways, and streetlights. (High Priority)</p> <p>* Continue to include residential street lighting in neighborhood improvement projects on a case by case basis. (Medium Priority)</p> <p>* Continue to support neighborhood planning and neighborhood improvement projects. (Medium Priority)</p> <p>* Continue to implement residential and commercial code enforcement programs to ensure quality housing, and provide education to residents concerning neighborhood standards. (High Priority)</p> <p>Outcomes: Complete the East Garfield Neighborhood Improvement Project; coordinate efforts with other affected City staff to implement one new targeted neighborhood improvement project in southern or western Glendale; respond to neighborhood requests as needed; and conduct 5,000 housing inspections (1,000 annually) for code compliance in southern Glendale.</p>	<p>\$ 3,350,000</p> <p>\$ 1,250,000</p> <p>\$ 2,100,000</p>	<p>SL-1</p>

*Objectives: DH=Decent Housing; SL=Suitable Living Environment; EO=Economic Opportunity
Outcomes: 1-Availability/ Accessibility; 2-Affordability; 3-Sustainability

TABLE 8 (cont'd)
Neighborhood and Capital Improvements Program Strategies

Neighborhood/Capital Improvement Programs	5-Year Projected Funding Level	CPMP Objective/ Outcome*
<u>Capital Improvement Projects including parks, recreational facilities, libraries, and social service community centers</u> (High Priority)	\$ 7,450,000	SL-1
* Fund acquisition, expansion, and development of neighborhood parks in southern Glendale. Fund Library improvements in southern Glendale. Fund acquisition and rehabilitation of a homeless access center and year round permanent emergency shelter through a Section 108 loan from HUD.	\$ 5,150,000	
* Continue to rehabilitate and expand existing non-profit and City-owned community centers and recreational facilities including libraries, childcare centers, youth centers, homeless facilities, health centers, and neighborhood service centers.	\$ 1,500,000	
* Support projects to modify community centers and public facilities for physical accessibility	\$ 100,000	
* Repayment of the Section 108 loan from HUD for the Edison Pacific Project. There are three years remaining with annual payments of \$250,000.	\$ 750,000	
* Provide opportunities for greening Glendale through bikeway improvements throughout the City.		
Outcomes: Improve and/or develop 5 non-profit or City-owned youth centers; upgrade and/or expand 10 existing non-profit or City-owned community centers, health centers, or libraries; develop, expand and/or rehabilitate and improve 2 neighborhood parks; complete payment of Section 108 loan for the Edison Pacific Project.		
TOTALS	\$10,800,000	

*Objectives: DH=Decent Housing; SL=Suitable Living Environment; EO=Economic Opportunity
 Outcomes: 1-Availability/ Accessibility; 2-Affordability; 3-Sustainability

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TABLE 9
Economic Development Program Strategies

Economic Development Program Strategies	5-Year Projected Funding Level	CPMP Objective/ Outcome*
<u>Rehabilitation of Commercial Buildings and Public Improvements</u> (High Priority) * Provide architectural design and rehabilitation services to businesses in at least one targeted commercial zone such as South Glendale Avenue. * Provide funding for public improvements supporting economic development projects, such as streetscape, traffic calming, alleys, and street lighting. Outcomes: Identify one targeted commercial zone for coordinated City efforts to plan and implement design and rehabilitation services to commercial buildings and fund public improvements; provide funds to implement bike paths/bikeways in low/mod income area(s). Assist 12 projects for a total of 36 storefronts (4 projects with 9 storefronts annually from FY 2012-13 through FY 2014-15)	\$ 600,000 \$ 500,000 \$ 100,000	EO-3
<u>Job Creation/Employment</u> (High Priority) * Continue to fund social service programs, which support, leverage and coordinate employment, ESL and basic skills programs with WIA programs and the Verdugo Job Center (VJC) services. \$15 million in WIA funds is allocated under the social services program strategy. * Provide Job Center satellites at libraries and neighborhood centers. Outcomes: Create or retain 75 new targeted jobs (15 annually); serve 50 persons at 2 new satellite job centers.	\$ 250,000	EO-1
<u>Business Assistance</u> (High Priority) * Small business technical assistance programs to increase attraction, retention and expansion of businesses, to create jobs for low-income persons. * Provide business outreach and customized business services through the use of \$2.5 million in WIA funds. Outcomes: Contact at least 500 businesses (100 annually) regarding business assistance services; provide technical assistance to at least 50 businesses (10 annually).	\$ 50,000	EO-1
TOTALS	\$ 900,000	

*Objectives: DH=Decent Housing; SL=Suitable Living Environment; EO=Economic Opportunity
 Outcomes: 1-Availability/ Accessibility; 2-Affordability; 3-Sustainability

ACTION PLAN FOR THE FY 2014-15 ESG AND OTHER HOMELESS PROGRAMS

The entitlement amount for the FY 2014-15 Emergency Solutions Grant (ESG) program is \$157,089. The City also allocated \$80,000 in CDBG public social service funds for homeless programs. Existing programs that have proven their effectiveness will continue to be a priority for FY 2014-15 ESG and CDBG homeless funding. New programs that would close gaps in Glendale's Continuum of Care (CoC) are also a funding priority. As with the CDBG program, ESG projects are consistent with the priorities established in the City's 2010-15 Five-Year Consolidated Plan and are discussed further below. The City will also continue to intensify the use of other non-ESG and CDBG funding for homeless programs as part of the Continuum of Care, such as Supportive Housing Program funds and Shelter Plus Care.

In addition, coordination with non-HUD, mainstream funding sources is also a priority. Some of these sources include: CALWorks, Social Security, Medi-Cal and Medicare, as well as state, county and private funding. Included in Attachment 2 is a list of project descriptions, accomplishments, and program priorities for all the 2014-15 ESG and CDBG homeless projects. Attachment 6 contains a summary of ESG funding activities by eligible category.

The City continues to work closely with the Glendale CoC, a working group comprised of City staff, local social service providers, public agencies, community organizations, members of the business community, homeless and formerly homeless individuals, and other residents committed to developing and implementing a coordinated plan to address homelessness in Glendale. Services and housing for the chronically homeless are being expanded and outreach activities are being targeted toward this homeless sub-population.

Homeless Prevention

Homeless prevention will be provided to appropriate low-income families by Catholic Charities of Los Angeles through its Loaves and Fishes Program located at 4322 San Fernando Road. Catholic Charities staff will screen families and provide one-time cash assistance with rental and utility subsidies in the event that an eviction or shut-off notice has been issued. Intensive case management and advocacy will also be provided to support families to maintain stable housing tenure. For fiscal year 2014-15, \$31,858 in ESG funds has been approved for direct homeless prevention assistance and administration for at-risk homeless families. This will be matched with \$31,858 in other funding. CDBG funds in the amount of \$36,678 will be used for homeless prevention case management. This program provides case management for an estimated 100 low-income families who have received a notice of eviction or utility shut off for non-payment, or who need assistance with a portion of rent and/or security deposits to move into their own apartment.

Rapid Re-Housing Program

Rapid Re-Housing will be provided as rental subsidy and case management services to

homeless families through the City of Glendale's Community Services and Parks Department. City of Glendale staff will screen families and provide assistance with rental and security deposit costs to quickly and rapidly re-house the families. Intensive case management and advocacy will also be provided to support families to maintain stable housing tenure. For FY 2014-15, \$75,745 in ESG funding has been approved for direct rapid re-housing assistance, housing stabilization, tenant based rental subsidy and administration for at-risk homeless families. This will be leveraged with \$75,745.50 in other funding.

Outreach

Outreach and assessment are high priority components of Glendale's continuum of care, especially the provision of outreach and services to the chronically homeless. In FY 2014-15, a total of \$24,500 in CDBG funds are allocated to Ascencia to operate outreach services, a street outreach program has been in operation since October 1997. The outreach team (usually two members, with three during the winter shelter program term) builds rapport with homeless individuals and families on the street and works to move them into the continuum of care via the Ascencia Access Center.

An expansion of street outreach services was implemented in January 2003 to target the chronically homeless. This program provides mental health services to persons still living on the street with an outreach worker that specializes in mental health and psychiatric services, including medication.

Outreach is accomplished in a variety of ways. The Outreach Team works five days each week to identify homeless individuals and families on the street, traveling the community by van and by foot. Outreach staff also visit public buildings, parks, service agencies and businesses to share information about services which can be distributed by stakeholders to homeless people they encounter. Outreach staff will also respond to calls from the community regarding homeless people, and can transport residents who are interested in accessing services. In addition, the Outreach staff also works with the Cold Weather shelter to encourage clients to continue to access other housing options beyond the cold weather shelter.

Needs Assessment, Case Management

Ascencia is the central point of entry for homeless individuals and families for the Glendale continuum of care system. Ascencia's Access Center offers an array of support services: Intake Services – in depth assessment of client needs; Housing Resources – housing case managers evaluate barriers to housing and helps clients connect to resources for transitional, permanent and subsidized housing. Workshops and services are also provided on topics such as tenant advocacy, landlord/tenant relations, fair housing law, tenant responsibilities and independent living; Veterans' Services – connects eligible clients to veterans services and benefits, peer support groups and social activities targeted to the needs of veterans; Mental Health Services –

provides psych-social evaluations and mental health counseling (a licensed psychiatrist is available on-site weekly for mental health diagnosis and treatment, including prescription management); Employment Services – provides career assessments and job readiness counseling, including resume writing, job searching, interview skills and education resources; and Health Services – a fully-operational exam room is available on site. Staff also provides information and referral to off-site services, including mainstream programs operated by the Department of Public Social Services (DPSS), the Social Security Administration, and Didi Hirsch Mental Health Center. Ascencia is located at 1851 Tyburn Street.

For FY 2014-15, Ascencia is receiving \$767,683 based on COC 2012, current funding. in Supportive Housing Program (COC) funds for the consolidated supportive services for the access center provided on-site. These services are described more fully in the supportive services section of this report. The COC funds are supplemented with additional contributions from private foundations, volunteer resources, and other governmental funding. The access center portion of Ascencia serves an estimated 854 unduplicated persons annually.

Outreach and psychiatric services targeted for the mentally ill homeless population will continue. In addition, the Glendale CoC will continue to improve on the process to ensure that all homeless persons access mainstream resources, especially public entitlement programs.

Emergency Shelter

The City has committed \$49,486 in ESG funds to support the City's main emergency shelter operator-Ascencia in the next year.

The residential component of Ascencia offers single individuals and families emergency shelter with needs assessment, case management and linkages with Glendale's continuum of care. During FY 2014-15, the program will utilize their 40 beds to provide a 90-day shelter stay, with extensions granted on a case-by-case basis, to an estimated 150 unduplicated individuals and families. Ascencia will operate the shelter program during FY 2014-15 using funding from various grants and private donations.

Supportive Services

Homeless persons have access to medical care through all available free clinics. Ascencia refers homeless individuals and families with health needs to All for Health and Health for All.

Ascencia provides mental health services and substance abuse services for homeless persons throughout the continuum. Mental health services include psych-social evaluations and mental health counseling services. Additionally, a licensed psychiatrist is available on-site weekly for mental health diagnosis and treatment, including prescription management. A licensed family therapist is available on-site weekly for group therapy and stress reduction seminars. A substance abuse counselor works with homeless clients and those in transitional

housing to establish sobriety through individual and group counseling. Clients are linked to other substance abuse programs in the region, including detox and residential programs. Services will be provided through a combination of CoC and other sources of funding. A portion of an CoC funded Supportive Services Only grant pays for professional psychiatric services for homeless individuals accessing services at Ascencia.

Also funded in part under CoC funded Supportive Services Only grants, and located at Ascencia's access center, are a full-time Homeless Employment Specialist and a full-time Housing Specialist. The Housing Resource Specialist prepares clients for permanent housing and networks with property owners to develop a database of rental property owners willing to rent to homeless households who may have poor credit histories or prior evictions. The Housing Specialist also coordinates placement into Glendale's continuum of care permanent housing programs, including the Shelter Plus Care program.

Transitional Housing

The goal of Glendale's continuum of care transitional housing programs are to prepare household members for permanent housing and independent living by providing access to services that include: counseling, education, employment training and counseling, living skills, money management, legal and credit assistance, parenting skills, youth counseling and child development, and health and mental health care. These programs also serve families with special needs.

The Salvation Army Glendale Corps Nancy Painter Home serves up to 18 people (4 to 5 families) for up to two years. In 1998, the project underwent extensive rehabilitation to meet ADA standards. The program serves approximately 12 unduplicated persons annually.

The City of Glendale partnered with the City of Pasadena to open Euclid Villa, a two-year transitional housing program for families with children. The 14-unit project is located in Pasadena, but has reserved half of its units for Glendale families. Supportive services are provided by Union Station Foundation of Pasadena and are funded through Pasadena's continuum of care. The program has capacity to serve approximately 25 persons from Glendale's continuum of care annually. As of this date, 6 families from Glendale are living at Euclid Villa.

Ascencia's Family Transitional Housing Program serves up to 12 families at any point in time through scatter-site units. The Program serves two-parent, single-parent female headed, and single-parent male headed families. The program sponsor matches families with units in the community that meet each individual family's needs. Upon completion of the program's subsidy, families will have the option of remaining in their unsubsidized unit and will be eligible for follow up case management. CoC funds in the amount of \$185,437 will pay for supportive services and operations in FY 2014-15. The project serves up to 12 families, comprised of 23 unduplicated persons annually.

Door of Hope Hamilton Court Transitional Housing Program will continue to provide transitional housing to female headed families with children, with a focus on domestic violence. The program will use \$221,431 in COC funds and \$20,000 in CDBG funds for services and operations in FY 2014-15. The COC funds will be matched with cash, cash donation and fundraising. ESG The project provides 13 units with 40 beds serving an estimated 60 unduplicated persons households annually. At any given time 13 single mothers and their children adult clients and their children are served at Hamilton Court. CDBG Capital Improvement funds will also be used to replace plumbing in 8 out of the 13 ? units at the project, to contribute to a healthy and safe environment for its families.

Transitioning to Permanent Housing and Independent Living

The Housing Specialist, located at Ascencia, specializes in building relationships with local landlords, developing housing resources, and linking clients in the continuum to permanent housing. To help meet the diverse needs of homeless households in securing and maintaining permanent housing, a number of programs will be made available to homeless persons referred through the continuum of care during FY 2014-15.

The Housing Authority has an established waiting list preference for homeless referred by Glendale's Continuum of Care. The program may be used for families with children, single persons age 62 or over, or single persons with disabilities. Families accepted into the program receive rental assistance through the Section 8 program and case management from local social service providers. The case management component includes needs assessment, living and money management skills, and assistance in securing housing, ongoing support, and budget monitoring.

Housing Authority Self-Sufficiency Program

The Housing Authority has offered a Family Self-Sufficiency (FSS) program since 1991, "graduating" 73 families. HUD's grant funds for operation are available only to programs with 50 or more families. Therefore, Glendale's Housing Authority will continue the FSS program for the remaining three families only through September 2014. The FSS program served families enrolled in the Housing Authority's Housing Choice Voucher program with the goal of assisting those households in becoming self-sufficient. The program offers families referrals to classroom training, on the job training, and other training to prepare for careers that will assist the family in raising their income to a level where a housing subsidy is no longer necessary. As the family's income increases, the amount of reduction in rental subsidy is deposited into an escrow account, which is turned over to the family upon program graduation. The escrow account therefore serves as an additional incentive for participants to complete the program. Through referrals, this program may assist in transportation costs, childcare costs, tuition and book costs, and other services to enable the family to raise their employment income.

In prior years the Housing Authority offered two other self-sufficiency programs, known as the Low-Income Family Employment and Rental Assistance Program (LIFERAP) and the Veterans Rental Assistance Program (VetRAP).

Due to the dissolution of Redevelopment on February 1, 2012, both the LIFERAP and VetRAP programs ended in FY 2011-12.

Permanent Supportive Housing and Supportive Services

The City was awarded a renewal of the 1998 and 1999 Consolidated Shelter Plus Care (S+C), and 2001 Shelter Plus Care funds through the 2011 Continuum of Care application, amounting to \$485,786 . When combined with the 2005 funds there is no mention of the 2005 funds, should we add it or do you prefer to keep it this way? , the Housing Authority will be able to assist 64 households during FY 2014-15. An additional \$169,740 was awarded through the 2009 Continuum of Care application, \$160,560, through the 2010 Continuum of Care application, and 158,580 through the 2011 Continuum of Care application which will provide assistance for an additional three units. Supportive services for S+C assisted households include case management, money management, and other specialized services to meet the needs of the disabled individual or families. Agencies providing these services will include Ascencia, Didi Hirsch Mental Health Center, Catholic Charities, the YWCA of Glendale, Glendale Adventist Medical Center, and the AIDS Services Center of Pasadena.

The Orange Grove project provides 24 units of permanent housing for low-income families. This project provides two and three bedroom apartments for large families. Several families referred from Continuum of Care providers were accepted as initial residents of the project, which opened in the summer of 2000. In addition, Continuum of Care households have priority status whenever a unit becomes available. Currently there are 7 households residing at Orange Grove Apartments that were referred by Continuum of Care providers.

The CoC funded Next Step Permanent Supportive Housing Program operated by Ascencia, provides 8 beds for single persons who are disabled and in recovery from substance abuse. This project has become an annual renewal with operating dollars totaling to \$156,734.

The City of Glendale/Glendale Housing Authority was awarded a two-year grant to provide permanent supportive housing to eight chronically homeless persons. In 2005, the program was converted to a scatter site-leasing project and in 2006 the City transferred sponsorship to PATH Ventures, a subsidiary of People Assisting the Homeless (PATH). The Housing Now and Chronic Lease programs consolidated in 2012 under PATH Ventures. The program is fully operational and is currently serving thirteen (13) program participants. Supportive services include case management, money management and other specialized services to meet the needs of the disabled chronically homeless individuals. The annual allocation for this project is in the amount of \$339,938.

The Salvation Army operates the Chester Street Permanent Supportive Housing Program, which serves four families with permanent supportive housing. Funding is provided in part with CoC funds with an annual allocation of \$76,045.

Individuals and families participating in Glendale's Continuum of Care can receive support in their transition to permanent housing and independent living through the Housing Specialist at Ascencia. Individuals and families not participating in Glendale's Continuum of Care will receive support for homeless prevention services, transitional to permanent housing and independent living through various Community agencies and City Departments. Community residents will be educated on how to access services available in their community, including public health programs and other social service organizations.

Ascencia is one of the main service providers the City relies upon to implement main components for the Homeless Continuum of Care, including working with the chronic homeless. Ascencia provides street outreach; Access Center services including a central entry-point intake and assessment; case management and referrals; a 90-day, 40-bed emergency shelter for families; and housing placement. In addition, Ascencia operates one transitional housing project and one permanent housing project. Ascencia operates its programs at its new location 1851 Tyburn Street.

Ascencia has also purchased a 9 unit apartment building (see HOME Action Plan) at 1911 Gardena Avenue to provide private permanent supportive housing units for graduates of the emergency shelter. The rehabilitation of the apartment unit will be carried out with \$335,000 in HOME funds and private funding. This project is consistent with HUD's highest priority of permanent supportive housing.

TABLE 10
Homeless Program Strategies

Homeless Programs	5-Year Projected Funding Level*	CPMP Objective/ Outcome**
<u>Emergency Shelter</u> (High Priority) * Provide 40 year round shelter beds and 10 year round domestic violence crisis beds Outcomes: Serve 200 annually in year round emergency shelters	\$ 776,625	SL-1
<u>Transitional Shelters</u> (Medium Priority) * Provide transitional housing - 125 family beds Outcomes: Serve 610 persons (122 annually) in transitional housing facilities - includes individuals and families	\$ 2,324,979	SL-1
<u>Permanent Supportive Housing</u> (High Priority) * Shelter Plus Care program - assist 34 homeless households with disabilities * Special Needs Housing for Chronically Homeless and Substance Abuse - assist 21 chronically homeless individuals through CoC permanent supportive housing program * Referrals to Section 8 and Orange Grove project - serve 5 households (COC) Outcomes: Assist 43 households with S+C funds; assist 21 persons with COC funds; refer 5 households	\$ 4,451,145 \$ 2,045,500 \$ 2,405,645	DH-1
<u>Case Management and Supportive Services</u> (High Priority) * Supportive Services and Case Management - enroll 4000 (800 annually) persons in case management at Ascencia * Homeless Management Information System (HMIS) expansion with new social service providers * Provide childcare services for homeless families Outcomes: Serve 4,000 persons (800 annually) with case management services; expand HMIS to one new provider; serve 100 (5 annually) families with childcare	\$ 4,133,231 \$ 3,760,000 \$ 265,731 \$ 107,500	SL-1

*Includes CDBG, ESG, COC, Shelter Plus Care, HPRP, Redevelopment Set-Aside, and Housing Choice Voucher (Section 8) funds. Redevelopment Set-Aside funds are no longer available effective 2/1/2012.

**Objectives: DH=Decent Housing; SL=Suitable Living Environment; EO=Economic Opportunity

Outcomes: 1-Availability/ Accessibility; 2-Affordability; 3-Sustainability

TABLE 10 (cont'd)
Homeless Program Strategies

Homeless Programs	5-Year Projected Funding Level*	CPMP Objective/ Outcome**
<u>Homeless Prevention Services</u> (High Priority) * Supportive Services and Case Management Homeless prevention case management and direct financial assistance Outcomes: Serve 1000 households (200 annually) with case management services	\$ 149,625 \$ 149,625	SL-2
<u>Support Services</u> (Medium Priority) * Provide specialized services to homeless discharged from Glendale Adventist Medical Center (Program leveraged by GAMC) Outcomes: Serve 400 persons (80 annually) with specialized services. Note: This project does not receive ESG or other City funds	\$ ---	SL-1
<u>Street Outreach</u> (High Priority) * Outreach to chronically homeless persons Outcomes: Serve 1,500 persons (300 annually) through outreach services	\$ 161,500	SL-1
TOTALS	\$ 11,997,105	

*Includes CDBG, ESG, COC, Shelter Plus Care, and Housing Choice Voucher (Section 8) funds. Redevelopment Set-Aside funds are no longer available effective 2/1/2012.

**Objectives: DH=Decent Housing; SL=Suitable Living Environment; EO=Economic Opportunity
 Outcomes: 1-Availability/Accessibility; 2-Affordability; 3-Sustainability

Process and Criteria for Awarding FY 2014 ESG Grant Funds

The City's process for granting FY 2014 Emergency Solutions Grant (ESG) Program funds to non-profit organizations was completed with the guidance of the Federal Regulations for the Emergency Solutions Grant Program and the homeless strategy developed by the Glendale CoC. Applications were accepted for Street Outreach and Emergency Shelter, Homeless Prevention and Rapid Re-Housing Program, HMIS and Administration.

First, the City developed criteria to determine eligible agencies for the granting of ESG funds. This criterion is as follows (not necessarily in this order):

- 1) The recipient must be a public or private non-profit agency, authority or organization,
- 2) Services must be provided in the City of Glendale,
- 3) Matching funds for the project must be shown,
- 4) Church/state requirements must be followed,
- 5) Substantial need for ESG funds must be documented, and
- 6) Consistency with the City's Consolidated Plan and the Glendale Homeless CoC's homeless strategy must be demonstrated.

Secondly, the City established the following funding priorities:

- 1) Existing programs consistent with the Continuum of Care approach,
- 2) New programs which fill a gap in Glendale's Continuum of Care, and
- 3) Programs reducing length of stay and focusing on Rapid Re-Housing.

Components of the continuum of care that were identified as funding priorities were:

- 1) Shelters and transitional housing,
- 2) Case management,
- 3) Homeless prevention,
- 4) Rapid Re-Housing,
- 5) Street outreach,
- 6) Runaway youth shelter,
- 7) Support services including mental health and substance abuse,
- 8) Domestic violence programs, and
- 9) Veteran programs.

In addition, the following criteria for evaluating program proposals were developed:

- 1) Ability to substantiate community needs and how the program addresses those needs,
- 2) Target population and outreach,
- 3) Continuum of Care coordination and collaboration,
- 4) Program goals and outcomes,
- 5) Implementation plan,
- 6) Efforts to involve homeless people,
- 7) Budget/cost effectiveness,
- 8) Leverage and matching funds,
- 9) Demonstrated experience and capacity of sponsoring organization, and
- 10) Overall likelihood of success.

Glendale agencies serving the homeless population were notified of the availability of FY 2014-15 ESG funding through a Request for Proposal (RFP) process. Community Services and Parks staff held a bidders conference (RFP information and technical assistance workshop) for prospective ESG applicants. City staff was also available for additional technical assistance.

Members of the Glendale CoC were asked to serve on the ESG proposal review committee. Committee members were provided with proposals, proposal summaries, and program guidelines prior to the formal review process. In the formal review process, representatives of each agency appeared before the review committee to answer questions and clarify points regarding their proposals.

Discharge Policy

The City has had discharge planning practices in place for Glendale Adventist Medical Center, a privately funded hospital, since 1996. Glendale Adventist Medical Center is one of two major hospitals in the City that treats a large number of homeless persons. The Glendale Adventist Medical Center's Assist Care Program provides discharge case management aimed at linking clients to the continuum of care. Transportation, and when appropriate, motel vouchers are paid for through matching funds. This program is particularly important because it makes resources available 24-hours a day, 7-days a week, during times when other homeless providers, including the street outreach team, may not be available.

In 2002, the City and the Glendale CoC developed a more comprehensive discharge planning strategy. Information about homeless services is provided to all homeless persons upon discharge from Glendale Adventist Medical Center, Glendale Memorial Hospital, Verdugo Hills Hospital, and Didi Hirsch Mental Health Center. If the person agrees, the street outreach team meets with the person and establishes follow-up steps. The City and the Coalition are continually evaluating the existing discharge planning, particularly as available services and programs change.

The Glendale Adventist Medical Center has a motel voucher program for homeless patients discharged from the hospital. The program provides for clothing, food, transportation and a short stay in a local motel. Clients are then referred to the Ascencia Access Center for follow-up. This program assists approximately 80 persons annually. This project is not funded with ESG dollars, but is mentioned because it is an important resource related to the Discharge Policy.

The Ascencia Access Center can provide homeless persons returning from mental and physical health institutions with an entry-point into Glendale's continuum of care and ensure that they receive adequate and timely casework. The Ascencia Homeless Access Center also provides information and referral to off-site services. Clients have been successful in using the Center to access case management, veteran's services, shelter, public assistance, health care, psychological services, and employment counseling and housing referral.

ACTION PLAN FOR PERSONS WITH SPECIAL NEEDS

Supportive service needs of the elderly and frail elderly will continue to be met by the City through the Adult Recreation Center (ARC) operated by the Community Services and Parks Department. In FY 2014-15, \$16,000 in CDBG funds will be used by the Senior Services program along with LA County Department of Aging funds for senior case management serving an estimated 60 persons.

Housing Rehabilitation Assistance -- In prior years, the Glendale Housing Authority provided grants and loans to low income eligible seniors for the purpose of making health and safety improvements to their homes, and to households living with disabilities in order to make handicap accessibility modifications to single family homes or apartment units. With the dissolution of Redevelopment on February 1, 2012, funds used for these programs are no longer available.

Rental assistance -- Provision of rental assistance is an effective short-term way to assist very low-income renters burdened with housing overpayment. Glendale has a large elderly population, a large segment of which is on fixed income, which is faced with spending the majority of their incomes on housing costs. Providing rental assistance will continue to be a key strategy for assisting this group of special needs households over the next year.

Rental assistance is also an activity for non-homeless with special needs (persons with AIDS, disabled individuals and families with a disabled member). Members of these groups are seriously at risk, and often qualify for Section 8 assistance. Currently, 64% of rental assistance is provided to elderly household members and 90% is provided to disabled households each year (many of these households overlap). The Glendale Housing Authority will continue to work with the Pasadena Housing Authority and Pasadena AIDS Service Center to facilitate access to Housing Opportunities for Persons with AIDS (HOPWA) for Glendale residents. In addition, the Shelter Plus Care Program will provide housing to homeless disabled persons. Supportive services for Shelter Plus Care residents are provided by local service providers with expertise in the residents' disabilities.

Several types of specialized rental assistance programs have been discontinued since FY 2012-13 due to the dissolution of Redevelopment on February 1, 2012. These include:

- The Moving Assistance Grant Program (MAG),
- The Low-Income Family Employment and Rental Assistance Program (LIFERAP), and
- The Veterans Rental Assistance Program (VetRAP).

Increase the Supply of Affordable Rental Units - The City of Glendale endeavored to increase the supply of affordable rental housing units through two primary activities: 1) new construction or acquisition/rehabilitation of affordable rental housing, and 2) provision of rehabilitation loans for rental housing. Since 1998, the City has assisted in the new construction

or acquisition/rehabilitation of 1,152 affordable rental-housing units that are still in service for qualifying individuals including 389 family, 615 senior rental-housing units, and 75 units serving physically and/or developmentally disabled persons. The City also assisted in the acquisition and/or rehabilitation of two group homes serving up to 12 developmentally disabled individuals. More detailed descriptions of activities designed to increase the supply of affordable rental units are provided in the Action Plan for the HOME Program section of this report.

Non-Residential Support Services - The City currently offers housing services targeted at Glendale's largest special needs group, the elderly, and provides financial support to agencies which serve the homeless, handicapped, developmentally disabled, and those with a substance abuse issue or a mental illness. Services are also available for immigrants and families at risk of becoming homeless. Support for these services will continue over the next year.

The City, through the Community Services and Parks Department, offers care management services and meals programs to elderly residents at the Glendale Adult Recreation Center (ARC). Staff at the ARC helps coordinate housing services for seniors, such as in-home care, relocation assistance and home-delivered frozen meals to enable clients to stay in their home for as long as possible. Seniors are matched with the appropriate agencies in the community to receive needed assistance. Counseling is also offered. Approximately 60 unduplicated seniors each year receive these services through care management.

Service providers such as the Armenian Relief Society, the Glendale Association for the Retarded, and Catholic Charities provide case management to low-income families and individuals, disabled adults, including a number of seniors who are at risk for homelessness. The Armenian Relief Society will receive \$48,678 in CDBG funding for the Community Outreach Project case management and referral program. Catholic Charities Homeless Prevention program is described under the Homeless Section, and receives both CDBG (\$36,678) and ESG (\$31,858) funds to help people, including seniors, to maintain housing tenure. The Glendale Association for the Retarded (GAR) will receive \$10,000 in CDBG funding to address needs of non-English speaking, multi-cultural, developmentally disabled clients. GAR's Multi-Cultural program has six components: ESL, basic skills instruction, money management, cultural and community awareness, communications and relations, and computer instruction.

ACTION PLAN FOR THE FY 2014-15 HOME PROGRAM

The Housing Authority of the City of Glendale (Housing Authority) anticipates receiving \$1,010,408 of HOME Investment Partnership funds this year. The Housing Authority will reserve \$101,047 (10% of HOME funds) for Administration. The breakdown for the Housing Authority's use of FY 2014-15 HOME funds is as follows:

Table 11
FY 2014-15 HOME Program Funding by Activity

Projects / Activities	Funding Amount
Increase Affordable Rental Opportunities - New Construction and/or Acquisition/Rehabilitation	\$ 909,367
Administration	\$ 101,047
Total	\$1,010,408

Priority Housing Needs

The five-year Affordable Housing Strategy described in the City's 2010-2015 Consolidated Plan identifies Glendale's priority housing needs as follows:

High Priority Housing Needs:

Owner Households

- (31-50% MFI) - Elderly and Small households
- (51-80% MFI) - Elderly and Small households

Renter Households

- (0-30% MFI) -Small households
- (31-50% MFI) - Elderly, Small and Large households
- (51-80% MFI) -Small, Large and Other households

Medium Priority Housing Needs:

Owner Households

- (0-30% MFI) - Elderly households
- (31-50% MFI) - Large and Other households
- (51-80% MFI) - Small, Large and Other households

Renter Households

- (0-30% MFI) - Elderly and Large households
- (51-80% MFI) - Elderly and Other households

Low Priority Housing Needs:

Owner Households

- (0-30% MFI) -Large and Other households

Rental Households

- (0-30% MFI) – Large, Other households
- (31-50% MFI) – Other households

During FY 2014-15 Glendale will fund activities that address the housing needs of high priority households and some medium priority households, if funding is available, using federal funds and/or other public or private funds.

The priority groups primarily served by each strategy are described within each strategy objective or by project.

Location of Affordable Housing Units

Generally, Glendale's affordable housing programs and projects are available to eligible households citywide. These programs include:

- Affordable Ownership New Construction,
- Homeownership Assistance (as part of new construction projects),
- Affordable Rental New Construction/ Acquisition-Rehabilitation, and
- Rental Assistance programs.

A goal of the City is to avoid concentration of affordable housing in any one part of the City, as is consistent with HUD's concern about over-concentration. However, the Housing Authority has made additional resources available to certain target neighborhoods, particularly in southern Glendale, to assist with neighborhood revitalization efforts.

During the previous Consolidated Plan, the Housing Authority had designated the Mariposa, East Garfield/Holy Family, Gardena, San Fernando Road Corridor Redevelopment Project Area (SFRCRPA), and the Adams Square neighborhoods as housing program target areas in Glendale. The Housing Authority plans to continue to serve these housing program target areas and to identify new target areas, particularly adjacent to new affordable housing developments, in order to leverage investment in those areas and to stimulate neighborhood revitalization. Due to limited resources, leveraging neighborhood improvement type funds is becoming increasingly difficult. As a result, a new neighborhood target area has not been identified to date as was projected in the 2010-2015 Consolidated Plan.

Location of Affordable Housing Development in Glendale

During the 2010-2015 Consolidated Plan period the Housing Authority has provided significant financial assistance to three housing projects in the southern Glendale area and two projects in other areas of Glendale. The Housing Authority also owns a sixth site for future development activities and a seventh site is in the predevelopment/financing stage. Both of these sites are outside the southern Glendale area. The location and status of these affordable

housing projects are shown in the table below. While affordable housing investments are being made in the Southern Glendale target area, they are not limited to that area.

Table 12
Affordable Housing Units

Location of Projects in Sales, Predevelopment, or Construction			
Development & Address	Target Population	Affordable Units	Location
Doran Gardens 331 W Doran	FTHB - Mod Income Families	57	Mid-Glendale
Veterans Village 327 Salem Street	Families - VL and Low Income Families, Veterans - Rental	43	Mid-Glendale
311 E Cypress Street	Senior Citizens, Veterans - VL and Low Income - Rental	18	S Glendale
806 E Chestnut Street	FTHB - Low Income Families	3	S Glendale
1911 Gardena Avenue	Small Families - VL and Low Income, Formerly Homeless - Rental	9	S Glendale
Glendale Arts Colony 121 N Glendale Avenue	Families - VL and Low Income - Rental	69	Mid-Glendale
5 th and Sonora Redevelopment LMIHF	Unknown at this time	N/A	Mid-Glendale

Special Programs and Policies for HOME Program Required in Action Plan

1. Other Sources of Investment that are not mentioned in Resource Section are described in the individual project descriptions below.
2. Policy for Recapture/Resale for Homeownership Projects is described at the end of the HOME Action Plan section.
3. Policy for Refinance of Existing Debt Secured by HOME funds for Multi-family Rehabilitation - The Housing Authority does not plan to use funds in this manner so no policy is provided.

Affordable Housing Summary of Specific Annual Objectives and One Year Goals

The housing objectives and goals discussed below reflect all the housing programs and strategies presented in the Consolidated Plan in order to provide the most complete picture of

the Authority's activity. This Action Plan presents largely federal HOME funds, but also will rely on land purchased in previous years and program income with Redevelopment Set-Aside funds now held in the Low Moderate Income Housing Asset Funds (LMIHAF.) These funds are administered by the Housing Authority on behalf of the City of Glendale to address the community's housing needs. Additional State and federal funds and density bonus/affordable housing units are leveraged through individual projects to provide additional affordable housing in Glendale.

It is important to note that many housing projects require multiple years for development. In any given year there may be no new allocation of funds for a project that is in pre-development or under construction. Similarly, annual unit goals may not match funding amounts due to multi-year project schedules of completion and other funding source application/allocation schedules.

Increasing Affordable Home Ownership Opportunities

1. Affordable Ownership New Construction Program

There are no proposed home ownership new construction or down payment assistance projects proposed for 2014-15 using HOME funds.

Nevertheless, the Housing Authority is revising policies and procedures for HOME funded home ownership development projects due to the significant changes for homeownership programs in the newly adopted 2013 HOME rule, particularly the requirement for specific marketing studies and plans, the requirement to convert unsold homeownership units to rental housing if not sold within 9 months following completion of construction, new maximum purchase price limits, the requirement for homebuyer counseling prior to purchase, restrictions on a first mortgage lender who also provides down payment assistance, and loan servicing requirements (sustainability).

Revised Resale and Recapture Program Guidelines in conformance with the new HOME rule are outlined below in the HOME Program Elements section and are submitted for HOME field office approval at this time.

Completed Home Sales

Heritage Housing Partnership – Doran Gardens at 339-343 and 331-335 W. Doran Street

Funding: Redevelopment Set-Aside, New Market Tax Credits, California BEGIN loan funds, and California Residential Development Loan Program for predevelopment and construction and CalHFA First Mortgage Funds for permanent financing - NO HOME FUNDS

The home ownership project includes the development of 60 units, and is comprised of 3 existing units with potential historic significance that were rehabilitated, and 57 new dwelling

units for first-time moderate-income homebuyers.

It serves housing needs of moderate-income small and large related renter households from 81-120% AMI. All units received certificates of occupancy in the fall of 2013 and home sales of all units were completed in February 2014.

In Construction

San Gabriel Valley Habitat for Humanity at 806 W Chestnut Street

Funding: LMIHAF, Habitat private fundraising and grants – NO HOME FUNDS

This site was purchased by the Housing Authority in August 2013 with \$400,000 from Housing Authority/LMIHAF. Construction began in February 2013. Home buyers were selected early in the process and are assisting in construction of the new units through a sweat equity down payment effort. Home construction completion is projected for June 2015.

This first-time home buyer project serves medium priority housing needs of large related renter households from 51-80% AMI. The project is expected to comply with Section 215 requirements, although it is not HOME funded.

Funding Allocation and Program Goals for the Year

Table 13
Affordable Ownership New Construction Program
Funding Allocation and Goals
FY 2014-15

Funding Source	Amount Allocated	Assisted Units By Income Group			Total Units
		Very Low (0-50% MFI)	Low (51-80% MFI)	Moderate (81-120% MFI)	
HOME	\$0	0	0	0	0
Other Funds	\$0	0	0	57	57
Total	\$0	0	0	57	57

Note: Annual goals may not match funding amounts as development projects are multi-year projects. Unit goals reflect 2010-2015 Consolidated Plan goals for 2014-15 and do not reflect the loss of Redevelopment Set Aside funds or suspension of specific housing programs.

2. Homeownership Education Courses

Unfortunately, due to the loss of Redevelopment Set-Aside funds in February 2012, Glendale no longer provides homeownership education courses.

The Housing Authority is investigating the feasibility of partnering with private lenders and realtors to determine whether they will sponsor (and fund) these classes in Glendale.

There are numerous nonprofit providers approved to provide home buyer education to Glendale home buyer program participants. Most of these providers are members of the Neighborworks Network or other HUD Certified Housing Counseling Agencies. The fees charged by these agencies are minimal and the quality of their 8 – 10 hour education programs (with individual counseling sessions included) is high.

Overall Performance Measure for Increasing Affordable Home Ownership Opportunities

Throughout the year as new ownership housing development projects are completed, staff will ensure measurements are tracked to meet the following performance measures:

Ownership housing new construction development projects will result in additional decent housing units affordable to low-income households.

Homeownership assistance projects will result in additional first time home buyer households purchasing decent, affordable housing units.

Increasing Affordable Rental Opportunities

1. Affordable Rental Housing – New Construction and/or Acquisition/Rehabilitation Program

Through this program, Glendale will provide new construction and/or acquisition/rehabilitation loans to affordable rental housing developers for development of new or rehabilitation of existing rental housing units. Glendale will require that the improved or newly constructed units be rented to low or very low-income households at affordable rental rates for a specified period of time and be maintained in good physical and financial condition as required and secured by Affordable Housing Covenants on the property.

Funding Allocation and Program Goals for the Year

The table below shows the proposed FY 2014-15 HOME funding allocation and the 2010-2015 Consolidated Plan program goals for the Affordable Rental Development – New Construction and/or Acquisition/Rehabilitation Program. All newly constructed rental units that are funded with HOME funds will comply with Section 215 requirements.

Funding for development of affordable rental housing will serve the high priority housing needs of small-related, large-related, and elderly renter households with incomes from 31-50% AMI. They will also serve the medium priority housing needs of special populations and small-related/large-related households with incomes from 51-80% AMI.

Table 14
Affordable Rental Development –New Construction and Acquisition/Rehab Program
Funding Allocation and Goals
FY 2014-15

Funding Source	Amount Allocated	Assisted Units By Income Group			Total Units
		Very Low (0-50% MFI)	Low (51-80% MFI)	Moderate (81-120% MFI)	
HOME	\$909,367	30	10	0	40
Other Funds	\$360,000	0	0	0	0
Total	\$909,367	30	10	0	40

Note: Annual goals may not match funding amounts as development projects are multi-year projects. Unit goals reflect 2010-2015 Consolidated Plan goals for 2014-15 and do not reflect the loss of Redevelopment Set Aside funds or suspension of specific housing programs.

New Projects to be Funded in 2014-15

There are no projects proposed for this program at this time. Future projects will be identified and funded through a Statement of Interest (over the counter) or a Request for Proposal process, as appropriate in accordance with Housing Authority guidelines.

At the time of identification of a project meeting Housing Authority priorities and funding requirements, an Action Plan Amendment will be completed prior to funding of the project.

Projects in Predevelopment in 2014-15

Two projects shown below were selected from a group of eight that were comprehensively reviewed in 2011-12. Analyses included feasibility analysis, site and neighborhood standards suitability review, plan priorities review, and a subsidy layering analysis.

Projects that met basic threshold requirements were ranked according to the review guidelines ranking process and the two highest ranking projects were approved by the Housing Authority.

In May 2012 a FY 2011-12 Action Plan Amendment was advertised as the Housing Authority had determined they wished to invest HOME funds in two affordable housing developments serving high priority housing needs identified in the Consolidated Plan and ranked highest during the projects review described above. The Authority negotiated the terms of developments, and committed HOME funds to the projects upon final approval of the Amendment in June 2012.

The third project shown is a site obtained with Redevelopment Set Aside funds prior to the

dissolution of Redevelopment in 2012. An RFQ process will be used to determine future affordable housing development plans for the site. A group of stakeholders is participating in defining the goals of the RFQ process.

Table 15
Affordable Housing Units

Under Construction or in Pre-Development		
Development & Address - Funding	Target Population	Affordable Units
Veterans Village - Under Construction 327 Salem Street - HOME , Redevelopment LMIHF, 9% Tax Credits	Low and Very Low Income Families - Veteran Preference	43
Cypress Senior Apartments - Under Construction 311 E Cypress Street - HOME , 9% Tax Credits	Low and Very Low Income Senior Citizens - Veteran Preference for 6 units	17
Glendale Arts Colony - Predevelopment/Financing 151 N. Kenwood Street - LMIHAF, 9% Tax Credits	Low and Very Low Income Families - Artist Preference	69
5 th and Sonora - LMIHAF, other to be determined	To be determined	N/A

FY 2014-15 CHDO Commitment

The Housing Authority anticipates continuing to meet the minimum 15% CHDO cumulative investment requirement through development of rental housing. The Housing Authority continually works to identify CHDOs and all CHDOs are encouraged to reply to the Authority's revised Project Selection Criteria as described later in this report. More information regarding the Authority's CHDO investment may be found in the section on CHDOs below. However, the Authority may submit a formal request to the HUD CPD Los Angeles Field Office asking that funds allocated for CHDO activities in FY 2013-14 and FY 2014-15 be transferred to the HOME Entitlement Fund if a CHDO developer is not located through the Statement of Interest or RFQ process. This would be necessary in order to fund projects that are ready for development in order to meet commitment deadlines.

2. Rental Assistance

Provision of rental assistance is an effective way in the short term to assist very low-income renters burdened with housing overpayment. The Housing Authority of Glendale will use Section 8 Housing Choice Voucher rental assistance as a primary activity to assist renter households with incomes below 50% of area median income. In fact in February 2014 91% of Section 8 households were Extremely Low Income.

During FY 2014-15, the Housing Authority plans to expend approximately \$27 million for the Section 8 Housing Choice Voucher program in order to provide rental assistance to approximately 3,000 renter households. Of that number, as of February 2014 1,495 are funded directly by HUD and approximately 1,531 are portable vouchers funded by other Housing Authorities, which Glendale administers. Under portability, Glendale performs all initial and ongoing administrative functions under the voucher program and receives 80% of the ongoing administrative fee for each voucher assisted. The administrative fee and 100% of the subsidies assisted under portability are collected from the issuing housing authority.

As of February 2014 2,315 applicants remain on the program's waiting list. The waiting list has been closed for several years and is expected to remain closed to any additional applicants through FY 2014-15 in order to serve those who have been waiting, if they are qualified.

In the case of homeless persons, the Section 8 administration coordinates admissions of those homeless persons on the waiting list with non-profit service agencies in the community who are members of the Glendale Continuum of Care.

Rental Assistance will serve the high priority housing needs of cost burdened small-related and elderly renter households from 0-50% AMI.

Four other specialized rental assistance programs were formerly operated by the Housing Authority for Special Needs Persons during the early years of the 2010-2015 Consolidated Plan period. These programs were the Low-Income Family Employment & Rental Assistance Program, the Veterans Rental Assistance Program, the Emergency Rental Assistance Program, and the Moving Assistance Grant Program. As noted earlier in this report, due to the dissolution of Redevelopment by the State of California in February 2012 these specialized programs have been suspended as there is no funding available.

Overall Performance Measures for Increasing Affordable Rental Opportunities

Throughout the year as new rental housing development projects are completed, staff will ensure measurements are tracked to meet the following performance measures:

The Affordable Rental New Construction and Acquisition/Rehab Program will result in additional decent housing units affordable to very low- and low-income households.

The Affordable Rental Housing New Construction and Acquisition/Rehab Program will result in additional decent housing units accessible to very low-income special needs households.

Preserving and Maintaining the City's Existing Affordable Housing Stock

1. Single Family Ownership Rehabilitation Program

The Single Family Ownership Rehabilitation Program has historically been funded with Redevelopment Low Mod Income Housing Funds and **not HOME funds**. This is largely due to the lack of flexibility of HOME funds in rehab programs and due to the high after rehab values of properties in Glendale that make it difficult to locate qualifying properties occupied by low income households.

Since the dissolution of Redevelopment and the loss of these funds with the 50% cut of HOME funding, the Housing Authority has eliminated this program. HOME funds are more appropriate for and can be more effectively used in other Glendale housing programs.

The Single Family Rehabilitation Program served the high priority housing needs of elderly and small family owner households with incomes between 0 – 80% of area median income.

Table 16
Single-Family Ownership Rehabilitation Program
Funding Allocation and Goals
FY 2014-15

Funding Source	Amount Allocated	Assisted Units by Income Group			Total Units
		Very Low (0-50% MFI)	Low (51-80% MFI)	Moderate (81-120% MFI)	
HOME	\$0	0	0	0	0
Other Funds	\$0	30	0	0	30
Total	\$0	30	0	0	30

Note: Unit goals reflect 2010-2015 Consolidated Plan goals for 2014-15 and do not reflect the loss of Redevelopment Set Aside funds or suspension of specific housing programs.

2. Multi-family Rehabilitation Program

The Multi-family Rehabilitation Program provides low-interest, forgivable loans to multi-family rental property owners for the purpose of improving their rental housing units. In return for the loan, the Housing Authority requires that improved units be rented to low-income households at affordable rental rates for a specified period of time. Acquisition/substantial rehabilitation loans also typically require sharing of residual receipts for net income resulting from property operations.

There is no new HOME funding proposed for this program in FY 2014-15 and there are no Redevelopment Low and Moderate Income Housing Funds available since the dissolution of Redevelopment in February 2012.

Historically the Housing Authority has worked with nonprofit housing organizations on an as-needed basis to fund individual projects, as market rate multi-family rehabilitation projects have proven infeasible in Glendale due to the low level of rents permitted by HOME and

Redevelopment regulations.

Table 17
Rental Rehabilitation Program
Funding Allocation and Goals
FY 2014-15

Funding Source	Amount Allocated	Assisted Units by Income Group			Total Units
		Very Low (0-50% MFI)	Low (51-80% MFI)	Moderate (81-120% MFI)	
HOME	\$0	9	0	0	9
Other Funds	\$0	15	0	0	15
Total	\$0	24	0	0	24

Note: Annual goals may not match funding amounts as development projects are multi-year projects. Unit goals reflect 2010-2015 Consolidated Plan goals for 2014-15 and do not reflect the loss of Redevelopment Set Aside funds or suspension of specific housing programs.

Project in Development

Ascencia: 1911 Gardena MFR

Funding: HOME and CDBG

This rehabilitation project will provide 9 low- and very low-income affordable family rental units, a permanent housing option with preference given to formerly homeless households requiring supportive services. Assistance will be in the form of a forgivable rehabilitation loan. The multi family rehab project will result in the renovation of an apartment building recently purchased with private funds. Existing tenants were relocated with the assistance of CDBG funds. The property owner has changed from the original developer, S.H. Ho Hope and Compassion Center, to the new owner, the nonprofit group Ascencia, which operates the Ascencia Access Center and Emergency Shelter as described in the Action Plan for ESG and Other Homeless Programs section above.

Rehab specifications were developed and the project was bid out for construction. Unfortunately the contractor originally selected withdrew from the project and the project was rebid. Construction has been delayed as a result. A contract award is anticipated in April 2014 with construction completion by Fall 2014.

There were two Action Plan amendments that apply to this project. In a June 2012 amendment to the FY 2011-12 Action Plan \$285,000 was reallocated from the Affordable Rental Housing - New Construction and/or Acquisition/Rehabilitation Program to the Multi Family Rehabilitation Program for this project. In June 2013, an amendment to the FY 2012-13 Action Plan reallocated \$40,000 from the Affordable Rental Housing - New Construction and/or Acquisition/Rehabilitation Program to the Multi Family Rehabilitation for this project.

There were no new HOME projects funded in this program in FY 2014-15.

3. Code Enforcement

The Code Enforcement Program provides inspection and on-going resolution to housing code violations in low and moderate income areas. This housing program was funded in prior years with Redevelopment Low Mod Income Housing Funds and complemented the City's other code enforcement efforts, including residential code enforcement in CDBG eligible areas. The program addressed priority health and safety needs in all types of housing.

That portion of the program funded with Redevelopment funds has been suspended effective February 2012. Due to cutbacks in federal funding, the CDBG portion of this program has been reduced as well, as described in the CDBG portion of this Plan.

Overall Performance Measure for Preserving and Maintaining the City's Existing Affordable Housing Stock

Throughout the year, as housing rehabilitation projects are completed, staff will ensure measurements are tracked to meet the following performance measure:

The Single Family Ownership Rehabilitation Program will result in an increased number of decent housing units made available/accessible to low- and very low-income owner and special needs households.

The Multi-family Rehabilitation Program will result in an increased number of decent housing units made available/accessible to low- and very low- income rental households.

Administration

The U.S. Department of Housing and Urban Development (HUD) limits administration expenditures to ten percent (10%) of a City's HOME entitlement amount. The Housing Authority proposes to spend 10%, (\$101,047) on administration. These funds are used to pay for management and oversight of housing development and rehabilitation programs, as well as compliance monitoring and reporting to HUD.

Community Housing Development Organizations (CHDO)

Since June 2002, the Housing Authority has released a Statement of Interest (SOI) periodically (approximately every other year as funds were available) to identify qualified professionals and development teams who are qualified for certification as a CHDO and would be interested in working with the Housing Authority to develop affordable housing for lower and moderate-income households.

A revised project/developer selection process was implemented in April 2011 that broadened

the method of project/developer selection. This process is described later in this report and is being used to recruit developers and identify appropriate projects meeting community needs. This process can, if necessary, install a preference for CHDO organizations in order to commit and use all CHDO funds.

At present the Housing Authority has invested 16.9% of its cumulative program funds as of March 2014 in CHDO developments. It is anticipated that a new CHDO development project will soon be identified. The Authority has continually met the CHDO allocation for HOME funds and recognizes that it is not always possible to invest exactly 15 percent of the HOME program funds in a CHDO project each year, given the nature of affordable housing financing and predevelopment requirements. Therefore, staff continually works to identify CHDOs, and all CHDO's are encouraged to respond to the new developer/project selection process. In addition, the Housing Authority owns several parcels of land in Glendale. It is anticipated that a CHDO may participate in the development of one or more of these sites.

It is expected that in 2014-15 the Authority will submit a formal request to the HUD CPD Los Angeles Field Office that funds allocated for CHDO activities in FY 2013-14 and FY 2014-15 be transferred to the HOME Entitlement Fund account in order to fund projects that are currently in predevelopment and ready for funding.

HOME PROGRAM ELEMENTS

As required in HUD Action Plan guidelines, the Housing Authority will address the HOME program elements in this section.

1. Forms of Investment

The Housing Authority will use the permissible forms of investment described in Section 92.205(b) of the HOME final rule. Specifically the Housing Authority may use any of the following forms:

- Equity investments
- Interest bearing loans or advances
- Non-Interest loans or advances
- Interest subsidies
- Deferred payment loans
- Grants
- Loan guarantees

2. Resale/Recapture

New guidance was provided by HUD on the manner of describing and requiring resale and recapture requirements for homeownership programs. The Housing Authority's policies (as outlined in the 2010-2015 Consolidated Plan) for HOME funded home ownership programs

were revised slightly in FY 2012-13 from the 2010 Consolidated Plan language based upon this guidance and is shown below.

NOTE: Recently we have learned that the Los Angeles County Appraiser has concerns that the City's recapture requirements do not meet County requirements that would qualify low-income home buyers for the County affordable housing tax assessment provisions. This may necessitate additional changes to the recapture provisions listed below. Any change will necessitate an Action Plan Amendment. These changes are being evaluated at this time. The City's current HOME Program Resale/Recapture provisions are as follows:

- a. General Requirements that Apply to All Loans: The Housing Authority uses the **recapture method** and **limits the amount of recapture to the net proceeds available from the sale** for its HOME funded home ownership down payment assistance loans to home buyers. The Housing Authority does not use resale provisions for HOME funded projects. **Depending on the amount of assistance provided**, the Housing Authority uses one of two methods of recapture.
 - i. The Housing Authority permits the home buyer to sell their unit at any time during the period of affordability to any willing buyer, and at the price the market will bear.
 - ii. The Housing authority imposes recapture provisions by **written agreements and by recorded liens**, specifically the Housing Authority's loan to the home buyer is in the form of a deferred junior mortgage loan and is secured by a loan agreement, deed of trust, promissory note, and an agreement establishing the covenants, conditions and restrictions (CC&R's) related to the ownership, required ongoing owner occupancy, and maintenance of the property for the required affordability period. The deed of trust and CC&R documents for the home buyer loan are recorded with the County recorder's office.
 - iii. Loan repayment due is based upon **the net proceeds available from the sale**. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. This limitation applies to all units regardless of the type of recapture provisions used or to the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).
- b. Down Payment Assistance Loans with Financial Assistance of Less Than \$25,000 Per Unit: If the Housing Authority's assistance is used for down payment and closing costs (a direct subsidy) and is a less significant amount (**\$25,000 or less**), in addition to the General Recapture provisions described above the following recapture provisions apply.
 - i. The Housing Authority typically requires a maximum 10 year term of affordability for this type of loan. The term of affordability is at minimum in accordance with the affordability limits required by HOME regulations (5 years/less than \$15,000 investment; 10 years/\$15,000 to \$40,000 investment; 15 years/greater than \$40,000

investment).

- ii. During the period of affordability **the Housing Authority's recapture amount is equal to the entire amount of the HOME investment due upon sale or transfer** of the property and is based upon **the net proceeds available from the sale**. However, the loan principal amount due **is reduced annually on a pro-rata basis** according to the time the homebuyer has owned and occupied the housing measured against the required affordability period. After the affordability period, the loan will be forgiven. The Housing Authority acknowledges that, if there are no net proceeds or insufficient net proceeds to repay the HOME investment due, **the Housing Authority can only capture the net proceeds, if any**. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.
- c. **Down Payment Assistance Loans with Financial Assistance of \$25,000 Per Unit or Greater:** If the Housing Authority has provided financial assistance for the development of a new construction, for-sale project, the Housing Authority's assistance to the developer is typically much greater than \$25,000 per unit. In addition to the General Recapture provisions described above the following recapture provisions apply for this greater level of down payment assistance.
 - i. The Housing Authority typically requires a minimum 15 year term of HOME unit affordability. The term of affordability is a minimum amount in accordance with the affordability limits required by HOME regulations (5 years/less than \$15,000 investment; 10 years/\$15,000 to \$40,000 investment; 15 years/greater than \$40,000 investment).
 - ii. During the period of affordability, the Housing Authority will recapture the entire amount of the HOME investment from the homebuyer upon sale or transfer of the property based upon the net proceeds available from the sale, including an appreciation share of the net proceeds based upon the ratio of the HOME subsidy to the sum of the homebuyer's investment plus the HOME subsidy. The amount of the appreciation share will be reduced over time depending upon the length of occupancy. The Housing Authority acknowledges that if there are no net proceeds or insufficient net proceeds to repay the HOME investment due, the Housing Authority can only capture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.
 - iii. The amount of the home buyer down payment assistance loan will be set to reflect only that direct subsidy portion of the assistance to the project that is based upon the affordability gap for the home buyer. For instance, if the Housing Authority provides \$100,000 per unit to the developer for construction of a new homeownership unit, but only \$30,000 is needed to

make the unit affordable, and the remainder is necessary to subsidize the construction of the project, then the amount of the First Time Home Buyer Loan will be limited to \$30,000 in accordance with CPD Notice 12-03 on Resale-Recapture Provisions. The loan amount will reflect that portion of the HOME investment that assists the home buyer with down payment and closing costs. That amount will be identified in the HOME loan agreement and related documents between the developer and the Housing Authority up front in any Affordable Housing Agreement or Disposition and Development Agreement.

The affordability gap is the difference between the market value of the completed housing units and the purchase price that the home buyer can afford based upon a defined affordable housing cost. That portion of the loan amount, if any, which is attributable to the development feasibility gap, is not subject to recapture. The development feasibility gap is the difference between the cost of preparing the site, developing, constructing, and selling the development on a vacant lot with no neighborhood revitalization issues and the market value of the unit upon completion. In a development project some, or all of the Authority loan due to the feasibility gap may be “written down” and not passed on to the home buyer.

3. Refinancing Guidelines

The Housing Authority does not plan to provide HOME funds for refinancing of existing mortgages.

4. HOME Tenant Based Rental Assistance

The Housing Authority does not plan to use HOME funds for tenant based rental assistance.

5. Maximum Purchase Price or After Rehabilitation Value

HUD established new maximum limits for geographic areas. These limits went into effect on January 1, 2014.

Existing Housing: The Housing Authority will use the Los Angeles County 95% of actual median purchase price amount for Los Angeles County for existing housing as the Maximum Purchase Price Limit for the Glendale HOME Program, as allowed by HOME regulations. Nationwide HUD has established a minimum limit or floor based on 95% of the state-wide nonmetropolitan area median purchase price using this data. HUD has applied the greater of these two figures as the Maximum Purchase Price for a particular area

The maximum amount for a single family home is \$293,000 for a single unit, \$374,000 for a 2 unit building, \$453,000 for a 3 unit building and \$562,000 for a 4 ~~bedroom~~-unit building.

New Construction Housing: For a newly constructed HOME unit the standard is to apply 95% of the median purchase price for the area based on the FHA single family mortgage program data for newly constructed housing with a nationwide minimum limit or floor established based on 95% of the US median purchase price for new construction for nonmetropolitan areas. HUD has used the greater of these two figures as their HOME homeownership value limit for newly constructed housing in each area.

That amount is amount for a single family home is \$344,000 for a single unit, \$441,000 for a 2 unit building, \$534,000 for a 3 unit building and \$661,000 for a 4 unit building.

The Housing Authority applied for and received a unique Maximum Purchase Price/After Rehab Value determination from the Los Angeles HUD Field Office on July 26, 2012 to raise the maximum to \$546,250 for single family detached (only) homes based upon a survey of actual sales prices in Glendale. However that determination has now expired and therefore the City must revert to the Los Angeles County standard amount.

6. Affirmative Marketing Procedures

All of Glendale's HOME funded affordable rental and ownership housing agreements require that property owners and/or developers implement an Affirmative Marketing Plan designed to attract tenants from all racial, ethnic, and gender groups in the housing market area, including those who would be least likely to reside in the development without affirmative outreach.

With regard to the Housing Authority's affordable housing programs in general, extensive marketing and community outreach is conducted throughout the year in order to assure that a broad cross section of the community has the opportunity to learn about and apply for the various programs. Information is published in "City Connect," the free City e-mail newspaper that is mailed to each Glendale resident's address, placed in community locations (such as libraries, community centers, City office buildings), and sent to community organizations and churches interested in Glendale events and activities. Information about the programs is also broadcast by GTV6, the City's public access cable television channel, in the form of PSA's, special interview shows, and special announcements. Staff also makes appearances on Armenian cable TV shows, provides PSA's to Spanish language radio stations and attends community fairs, including a housing fair, and events throughout the year in order to market affordable housing programs and new developments.

To assure ongoing operating compliance with HOME and other agreements, City staff dedicated for this purpose monitors affordable housing projects annually to ensure compliance with HUD's Affirmative Marketing and other requirements.

7. Minority/Women's Business Outreach

The City actively encourages minorities and women to participate in the bidding process for both new construction and rehabilitation. The CDBG Section of the Community Services and Parks Department is charged with administering the City's Minority Business Enterprise (MBE) and Women Owned Business Enterprises (WBE) Program, now called the Disadvantaged Business Enterprise (DBE) Program for federally funded CDBG and HOME projects. As part of the program, the City includes minority-owned businesses and women-owned businesses on the contractors bid list for the rehabilitation program and other construction projects. General contractors are also required to make a good faith effort in recruiting minority and women-owned businesses for HUD funded construction projects.

PUBLIC HOUSING - NONE IN GLENDALE

While there are no publicly owned housing projects in the City of Glendale, the City's affordable housing strategy involves assisting in the development and rehabilitation of privately owned, for-profit and non-profit, affordable rental and ownership housing using federal, State, and local funding resources. These projects are described earlier in the Action Plan for the 2014-15 HOME Program. Further, the Glendale Housing Authority is not considered by HUD to be a "troubled authority" nor is it performing poorly. In fact, the Housing Authority was again designated as a High Performer in the Section 8 Management Assessment Program (SEMAP) rating for the Housing Authority fiscal year ending June 30, 2013.

TABLE 18
Housing Program Strategies

Housing Programs	5-Year Projected Funding Level	CPMP Objective/ Outcome*
<u>Increase Affordable Home Ownership Opportunities</u> (High/Medium Priority) <ul style="list-style-type: none"> * Subsidize new construction of affordable ownership units direct assistance * Provide direct assistance to homebuyers through down payment assistance loans * Provide home buyer education classes (cost included in administration program) Outcomes: Provide funding for construction of 62 units (57 moderate and 5 lower income); provide homebuyer assistance to 5 households (moderate); serve 750 persons (150 annually) with home buyer education classes	\$ 12,753,972 \$ 11,628,972 \$ 1,125,000 n/a	DH-2
<u>Increase Affordable Rental Opportunities</u> (High/Medium Priority) <ul style="list-style-type: none"> * Subsidize new construction of affordable rental units * Repayment of loan for Vassar City Lights projects * Provide rental assistance w/case management to special needs households Outcomes: Subsidize construction of 35 new family rental units (lower income) and 40 new senior rental units (lower income); complete construction and loan repayment for 70 new rental units (mixed income); serve 150 lower-income households (30 annually) with rental subsidies	\$ 26,569,869 \$ 10,607,944 \$ 11,524,425 \$ 4,437,500	DH-1; DH-2
<u>Preserve and Maintain Existing Affordable Housing Stock</u> (High/Medium Priority) <ul style="list-style-type: none"> * Provide home and apartment rehabilitation loans and grants * Provide code enforcement and systematic rental housing inspection services in low and moderate income areas Outcomes: Assist 175 households with rehabilitation funds; conduct 7,000 inspections (1,400 annually) for 100% code compliance in lower and moderate income neighborhoods	\$ 10,770,812 \$ 3,791,505 \$ 6,979,307	DH-1
<u>Administration</u> (High Priority) <ul style="list-style-type: none"> * Provide management and oversight of the housing funds and affordable housing portfolio Outcomes: Monitor 846 rental and 100 homeownership new construction units; 219 MF and 79 SF rehab units for long-term compliance; administer housing funds	\$ 9,861,347	
TOTALS	\$ 59,956,000	

PART V. - OTHER ACTIONS

AFFIRMATIVELY FURTHERING FAIR HOUSING

The City of Glendale is committed to providing accessibility to housing opportunities for all of Glendale's residents. Evidence of the City's commitment is demonstrated through annual funding for a fair housing program, the completion of an Analysis of Impediments, adoption of a new 2014-2020 Housing Element meeting State of California requirements in January 2014, a strategy to increase training for housing staff, and coordination with recipients of City administered funds to participate in affirmative marketing of housing.

In 2010, a Reasonable Accommodation Ordinance was adopted by the City which permits persons with disabilities to request exemptions or modification of City zoning and building codes in order to address special needs of this group. This is an administrative procedure and is intended to be a streamlined and very low cost process. Eight reasonable accommodations have been approved through this process since it was adopted.

In Glendale zoning ordinance was amended in 2008 and again in September 2013 to permit emergency shelters by right in the IND and MS zones. The September 2013 amendment also added transitional and supportive housing to the zoning code and subjected them to the same standards as other similar housing in accordance with CA Welfare and Institutions Code Section 5120. Creation of a new Medical Service zone for hospitals in July 2013 clarified provisions for supportive and transitional housing.

Fair Housing Program

In FY 2014-15, the City will continue to contract with the Housing Rights Center to provide fair housing services to meet the goals set forth in the City's fair housing strategic plan, the Analysis of Impediments for Fair Housing Choice. The City has contracted with the Housing Rights Center since 1995. A summary of the services the Center will be providing is as follows:

- Fair housing discrimination - Provide intake and investigation of fair housing complaints, including assistance from the HRC's fair housing attorneys to the complainants. City residents who feel they have been subjected to discrimination by homeowners, landlords, real estate agents, or loan and credit agents may file a formal complaint with the HRC. The HRC investigates discrimination by sending testers and making phone calls to landlords and management companies who are suspected of unfair housing practices. Based on numbers from recent years, the HRC is expected to open approximately 10 housing discrimination cases in FY 2014-15.
- Tenant/landlord counseling - Provide landlord/tenant information, counseling, referral and rental search services. The HRC will serve over 600 Glendale residents with housing related services each year in FY 2014-15.

- Testers - Provide complaint-driven and random audits of available housing. The HRC has 96 active testers who are able to conduct testing as needed.
- Surveys and Site Visits - The HRC will also conduct complaint-driven surveys of residents and site visits to collect witness statements, and collect evidence such as photographs.
- Conciliation - The HRC will attempt to conciliate between complainants and housing providers.
- Housing Rights Workshop - The HRC will conduct semi-annual workshops in Glendale open to renters, property owners, property management companies, and realtors. Outreach for workshops will target owners of multi-family properties and residents in low-income neighborhoods. Publicity for workshops is conducted through direct mailings, distribution of flyers through local schools, a bulletin on Glendale's local television station, and newspaper notices. Outreach and workshops are targeted to include non-English speaking segments of the community, including monolingual Spanish speaking and Armenian speaking persons. Based on the City's experience in FY 2012-13, we anticipate that a combined total of 30-50 persons will attend these workshops in FY 2014-15.
- Community Outreach - The HRC provides outreach and public education at special events such as the Community Health Fair.
- Multi-lingual Services - The HRC has staff and materials to accommodate residents who are mono-lingual in Spanish, Armenian, Chinese, Tagalog, Cantonese and Russian.
- Statistical Reports - Appropriate records will be kept to show the effectiveness of this program in Glendale. The HRC will report quarterly with information on the numbers served and types of services received.

Staff Training

The Community Development Department and the Community Services and Parks Department encourage housing and CDBG staff to attend fair housing training as part of staff development. As in previous years, Department staff will have the opportunity to attend off-site workshops on fair housing issues, including such topics as serving persons with disabilities.

Analysis of Impediments

The current Analysis of Impediments (AI) was approved by the City Council and Housing Authority in March 2012, and was submitted to HUD. The following summarizes the major conclusions reached as a result of the preparation of the AI:

- The largest proportion of fair housing complaints over the past five years relate to physical disability, familial status, and race. Housing service providers have also stated that discrimination against the previously homeless by landlords is a challenge to

overcome the problem of homelessness. However, many residents are unclear regarding where to look for assistance with fair housing issues and generally do not believe reporting the incidents would make any difference. In addition, some rental property owners may lack knowledge of fair housing laws and landlord rights and responsibilities.

- There is a need for accessible housing in the City for persons with disabilities.
- Patterns of racial and ethnic concentration are present within particular areas of the City. A “concentration” is defined as a block group whose proportion of minority households is greater than the overall Los Angeles County average of 72.2 percent. Concentrations of minorities can be found in the southwest portions of the City, south of the 134 Freeway.
- There is a lack of outreach to minority communities by real estate professionals in the City. Glendale continues to be a racially, ethnically, and culturally diverse community. While immigration adds to the diversity of the community, educational background, language skills, and cultural traditions vary considerably. This may present a challenge for recent immigrants to find and access housing and related resources. There is a need for homeownership education in the City for Armenian and Hispanic homebuyers.
- Current land use regulations in the City are not compatible with updated fair housing laws and practices, specifically regarding the definitions and terminology for transitional housing, supportive permanent housing, disability, and reasonable accommodation.
- Discrepancies exist in terms of access to financing for Glendale residents. While conventional home financing is generally available to Glendale residents, the majority of home purchase loan applications were originated for upper income households earning more than 120 percent of the average median income (AMI). In comparison, the loan approval rate for lower income applications who earned less than 80 percent of the AMI was considerably lower.
- The geographic distribution of certain services within the City is uneven. Most of the City’s Title I schools are located in the southern half of the City, south of the 134 Freeway, where many of the City’s lower and moderate income households and minority populations currently reside. Such concentrations limit the lower income and minority households’ access to quality education for their children.
- Glendale’s housing stock has a significant portion of older homes. Homes built prior to 1940 account for 19 percent of the housing stock. A plurality of Glendale’s housing (40 percent) was constructed between 1940 and 1969. Fortunately, many of the older residences are well maintained single-family homes and are not in need of significant rehabilitation.

- Participants of the fair housing workshops alleged corruption and favoritism in the allocation of Section 8 vouchers and the tenant selection process for the City's limited affordable rental units. The City should work to educate residents on the selection process utilized for Section 8 vouchers.
- Reviews of rental and for-sale housing ads on the internet and local newspapers indicate that potentially discriminatory language is present. Many ads include descriptions that do not relate to the physical characteristics of the units and may be perceived as language designed to attract specific groups to or steer specific groups away from the units.

The current AI concluded with recommendations designed to address the obstacles cited and an Appendix containing reference material. The following recommendations are those that can be feasibly addressed by the City and occur on an ongoing basis, or are scheduled to occur, as approved by the adoption of the City's Housing Element by the City Council/Housing Authority in 2009. Many of these strategies were again identified and adopted in the newly adopted Housing Element 2014-2020 which was approved in January 2014. The 2014-2020 Housing Element does recognize a substantial decrease in HOME, State, and federal affordable housing funds which makes direct financial support for some of these programs less feasible than originally thought in the current AI document. Some programs identified in the AI as "feasible strategies". Unfortunately since that time these programs have been significantly cut back or eliminated due to funding limits. The AI recommendations are shown below, however the reduced or eliminated programs are shown in italics:

- Accessibility - Continue to offer housing and supportive services to special needs groups; encourage the private and public sectors to produce/assist in the production of housing for special needs groups; *continue to offer a handicapped grant program (program eliminated in 2012)*; and continue to coordinate with local social service providers to address the needs of the City's homeless population.
- Education, Outreach, and Financing - *Continue to provide homeownership education and marketing programs to residents interested in homeownership (program eliminated in 2012)*; maximize funding to increase homeownership such as through regional collaboration and by seeking additional public and private funding opportunities; provide education on the Section 8 program and selection process; and *continue to provide a homebuyer assistance program for low- and moderate-income first-time homebuyers (the resale home purchase program was eliminated in 2012, now offered only through new construction homeownership projects)*.
- Fair Housing Education and Outreach - Continue to contract and work with a fair housing service provider to publicize fair housing services available to the public; continue to provide information to the public about housing rights and responsibilities

including the provisions of the Glendale Just Cause Eviction Ordinance; work with the provider to coordinate annual community fair housing workshops that target renters, landlords, and homeowners associations to provide education on fair housing responsibilities; and work with the provider to monitor housing ads and contact listing agencies to remind them of the importance of screening house ads for potentially discriminatory language.

- **Housing and Public Policies** – Provide a variety of residential development opportunities in the City with a range of densities; review and adopt zoning definitions and standards to ensure compliance with federal and state fair housing laws; continue to utilize the City’s code enforcement program to bring substandard units into compliance with City codes; continue to provide residential rehabilitation assistance to lower income homeowners/property owners providing affordable units; regularly update the City’s Capital Improvement Project program (CIP) to address all identified ADA deficiencies in the City’s Facilities and Program Access Survey; provide supportive services to children and their parents to improve truancy at schools and academic performance, such as counseling, tutoring, and other after-school programs; and continue to work with the Glendale Homeless Coalition to support existing homeless prevention, emergency, transitional, and permanent supportive housing programs that have demonstrated effectiveness.

OBSTACLES TO MEET UNDERSERVED NEEDS

As echoed throughout the 2010-15 Consolidated Plan, the high cost of land and construction present an obstacle to meeting the housing needs of lower income households in Glendale. It is particularly expensive to serve the under-served, as deeper subsidies are often required. In addition, there are limited financial resources and often there is uncertainty regarding their ongoing availability. Finally, meeting under-served needs often demands the expertise of a well-trained, specialized non-profit to offer solutions for the needs of their particular focus population. Developing capacity in existing organizations is required, as is the encouragement and welcoming of new organizations.

Additional obstacles to provide housing and social services to low-income persons and families, homeless persons and families, and persons with special needs are issues with funding, community opposition, and capacity of organizations. The funding for ongoing operations of existing programs continues to be a challenge, as grant funds are either reduced or fail to increase with inflation. Fund development from private sources presents a challenge due to a high level of competition for funds. The issue of community opposition continues to be an issue, as residents attempt to protect their neighborhood from services that serve stigmatized populations, such as the disabled or the homeless. Organizational capacity is an issue due to the requirements related to the use of federal and other grant funds, such as maintaining income eligibility documentation and completing the necessary reports for grant funded services.

One strategy to help address these barriers is to provide ongoing technical assistance to non-profit developers and social service agencies to help build capacity to provide affordable housing and housing-related services. In addition, the Glendale Homeless Coalition and its member agencies work with community members to provide education on homelessness and bring sensitivity regarding the need for services. For circumstances where either homeless or special needs programs have negative impacts on their neighbors, coordination groups have been established to provide issues are forum for open discourse and problem solving between the service provider(s) and the neighbors. One such group has been an Inter-Agency Coordinating Committee, which includes the operator of a seasonal winter shelter program, and the neighboring facilities that feel the impact of the shelter program.

REMOVAL OF BARRIERS TO AFFORDABLE HOUSING

This section, beginning on the next page, reviews potential public policy barriers to development of affordable housing and the City's efforts to remove those barriers.

Barriers to Affordable Housing

As required by CFR 91.210(e) and 91.215(f), this section reviews a variety of potential public policy barriers to affordable housing in the City of Glendale. Potential barriers assessed include the City's growth limits (land use), development standards (zoning), approval process, building codes, fees and charges, and other policies, including tax policies, that might affect return on residential investment.

Land Use Controls: Land use controls may limit the amount or density of development, thereby increasing the per-unit cost of housing. In Glendale's case, however, land use control has not functioned as a significant barrier to the development of affordable housing. Glendale's current General Plan Land Use Element provides significant areas of the City designated for multi-family uses under the assumption that due to its proximity to the City of Los Angeles, Glendale would share in the economic and residential growth projected in Los Angeles County. The following is a list of land uses allowing residential development, the general density allowed, and the Zoning Code designation. The Mixed-Use and Downtown Specific Plan residential uses were adopted in 2004 and 2006 and allow significantly higher densities than in the High Density Residential Land Use.

- Restricted Residential (4 units/ acre) - R1R
- Low Density Residential (5.8 units/ acre) - R1
- Moderate Density Residential (14 units/ acre) - R-3050
- Medium Density Residential (19 units/ acre) - R-2250
- Medium-High Density Residential (26 units/ acre) - R-1650
- High Density Residential (35 units/ acre) - R-1250

- Industrial/Commercial - Residential Mixed Use (35-100 units/ acre) - IMU-R
- Commercial/ Residential Mixed Use (35-100 units/ acre) – SFMU
- Downtown Specific Plan (35-100 units/ acre) – DSP

Growth Limits: Glendale has no formal limits to growth incorporated in its City codes. However, it has de facto limits to growth embedded in its zoning code. The City also has definite limitations because it is landlocked by surrounding cities and a national forest. In the recently adopted Housing Element (January 2014), the City estimated that the total growth that could occur under “build-out” of the Land Use Element is between 9,000 and 10,000 units. This is higher than the estimate in the last Consolidated Plan of 6,860 to 9,680 units. The total build-out of 9,000 to 10,000 units includes between 4,417 and 5,107 units that could be built on vacant or underdeveloped residentially zoned properties; up to 4,400 units that could be developed in the newer mixed-use areas; and between 200 and 500 units that could be developed in commercially zoned properties.

Much of the single-family land available for development has significant physical development constraints such as ridgelines, steep slopes, unstable slopes, seismic hazards, drainage problems, and street access. Multi-family development in residentially zoned areas is likely to occur on underdeveloped sites (currently developed with fewer units than allowed by the zoning code) as the housing market conditions change to create economic feasibility.

Zoning Ordinances: The City’s Zoning Code establishes specific development standards in order to implement the adopted land use. The City’s development standards are designed to allow the maximum density on a parcel. For the Housing Element, the City randomly selected 50 residential projects in all four multi-family residential zones located throughout the City to test the existing development standards for all multi-family residential zones to determine if the regulations created a significant constraint on housing development. Since 80 percent of the 50 projects evaluated were able to achieve the maximum density with variances and all of the projects requesting variances to achieve the maximum allowable density were granted the variances, it is apparent that the City’s regulations do not pose a significant constraint on the quantity of housing produced in the City.

Project Approval Process Delays: The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit’s selling price. Project processing begins with the submittal of plans to Permit Services for plan check. Plans may be submitted concurrently to the Design Review Board (DRB) for design and to the Director of Community Development for environmental review. A project appearing before DRB must obtain a Negative Declaration from the Director of Community Development prior to receiving DRB approval. Average processing time for a residential project subject only to plan check, DRB, and environmental review is three months. An additional two months can be added if the project is subject to Planning Commission and City Council approval (e.g. subdivisions, change of zone, general

plan amendment, etc.). The City has implemented one-stop processing for development review to shorten the project review process.

While this review period compares favorably to other southern California cities, a project's review time can be significantly lengthened if a Conditional Use Permit or Zoning Variance is required. The City's Housing Element policies call for continued monitoring of departmental processing procedures to determine their impact on the ultimate cost of housing and to initiate appropriate changes to reduce costs.

Other Potential Barriers to Affordable Housing

The following items – building codes, fees, and charges – do not currently present any impediments to affordable housing, but could possibly do so in the future.

Building Codes: The City of Glendale's building codes are based upon Title 24 of the California Code of Regulations (CCR). Title 24 of the CCR is comprised of amended versions of the International Building Code, International Fire Code, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, and various other state mandated statutes. These codes are considered to be the minimum necessary to protect the public health, safety and welfare. The local enforcement of these codes does not add significantly to the cost of housing in Glendale. In July 2011, the City adopted Green Building Code Standards which will permit construction of residential units with lower long-term operating costs, an important component of keeping housing affordable. In addition, the City adopted 12 new construction practices to expand the scope and effectiveness of the Code standards.

Fees and Charges: Various fees and assessments are charged by the City and other agencies to cover the costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Building and utility fees contribute to the cost of housing and may constrain development of lower priced units. Currently, however, Glendale's Community Development Department pays all fees for most City assisted affordable housing projects, as appropriate.

Glendale is highly urbanized with most of its necessary infrastructure, such as streets, sewers, electrical and water facilities, already in place. As such, the cost of land improvements is less than in undeveloped suburban or rural areas. When compared to neighboring jurisdictions which are similarly urbanized, Glendale's plan check and building permit fees for apartments, condominiums and single family homes are the same or lower than those in Los Angeles, Burbank and Pasadena.

Removal of Barriers to Affordable Housing
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Glendale has addressed a number of the barriers identified in the 2005-10 Consolidated Plan. The City plans to continue the implementation of these approaches through the 2010-15 period and will continue to analyze the current development process to eliminate and/or mitigate any potential barriers to residential development. The housing market has been through a significant change during this same time period. The median sales price of resale homes in Glendale rose significantly from 2003 through 2007. In 2008, prices fell significantly and continued falling to approximately 2003 values in 2012. In 2013 and 2014 they are again rising, and have nearly reached 2005 levels. Rent levels are also higher now than at the depths of the Great Recession and they continue to rise. Because land is relatively scarce, land values continue at relatively high levels in Glendale. Therefore, Glendale is constantly assessing the best way to assist in the development of affordable housing. For example, The City has been able to acquire property; provide financial assistance to developers and to home buyers; and leverage locally controlled federal and redevelopment funds with federal, state and private funds.

- *Analysis of Impediments to Fair Housing Choice 2011-16:* The Plan was approved by the City Council in March 2012. The Plan outlines specific policies and obstacles to Fair Housing in the City. Actions are described that will be taken by the City, or encouraged and promoted by the City for others to act, that will make affordable housing more accessible to the broader community.
- *Zoning Compliance with California Welfare and Institutions Code Section 5120 and with SB 2:* In September 2013 the City zoning ordinance was amended to come into compliance with State law that adds transitional and supportive housing specifically in the zoning code and subject to the same standards as other types of housing in Glendale. Emergency shelters are permitted by right in certain zone districts. In addition July 2013 zoning code amendments clarified provisions permitting supportive housing and transitional housing as part of a new Medical Service zone for hospitals and the areas surrounding them.
- *Density Bonus:* Glendale has adopted the state density bonus regulations, providing greater certainty to residential developers who provide certain percentages of affordable and/or senior housing. The state density bonus regulations frequently result in lower total development costs for developers as an incentive to provide affordable housing. Developers will frequently receive the ability to provide a greater density of housing and larger number of housing units of all types through the application of the density bonus regulations. Several projects have been tentatively approved or in the predevelopment financing stage that have proposed density bonus affordable housing units.
- In 2011 two density bonus residential projects were approved. One has been completed (Broadway Lofts, also known as Glendale Elve at 200 E. Broadway providing 14 Very Low-Income rental units). One is now under construction

(Triangle Project at 3900 San Fernando Road providing 22 Very Low-Income rental units). These units will remain affordable for a 30-year term. These agreements are recorded affordable housing covenants that run with the land.

- *Land Use Controls:* Glendale has amended the land use and zoning to provide higher density residential development along major corridors with new mixed-use policies and regulations (2004 and 2006). These new regulations allow densities of 35 to 100 units per acre. Communitywide Design Guidelines have been adopted in 2011 that will provide guidance, assistance, consistency, and additional certainty during the residential development process that should reduce costs and speed the development process.
- *Limited Available Land for Development:* The built out nature of Glendale restricts growth of both market and affordable units throughout the City. To capture the small number of vacant infill lots, staff routinely conducts vacant lot surveys to determine if they are suitable for affordable housing development. This has been a successful effort in the past and will be continued during the Consolidated Plan period. Through its Statement of Interest (SOI) developer/project solicitation process the Housing Authority has encouraged developers with site control of land appropriate for affordable housing development to contact the staff to discuss potential affordable housing project ideas on an ongoing basis. This SOI process will continue and supplement the Housing Authority's new developer/project selection process described above.
- *Cost* is also a barrier to affordable housing development, and Glendale will continue to further the following concepts regarding public policies to reduce the costs involved in affordable housing development:
 - Density bonuses for affordable condominiums which would allow for additional density of up to 25 percent with no variance hearing if a specific project meets other zoning code standards;
 - Density bonuses for rental projects which would allow for additional density of up to 25 percent and zoning modifications related to the affordable units;
 - Flexibility of parking design;
 - Pre-application submittal process to alert developer of potential requirements before plan check;
 - Fast track processing;
 - Flexibility in requirements for off-site improvements;

- Incentives for senior housing, which allow smaller units and less parking than required by code;
- Additional density bonuses could be negotiated with staff for rental housing;
- Reviewing condominium conversions and/or new condominium development at the Planning Commission level as opposed to requiring City Council approval; and
- Pre-application process for development projects, allowing the City and developers to receive comments on the projects from different agencies before preparing working drawings for plan check.
- Flexibility in Addressing Transit/Parking/Automobile Congestion Obligations – Implementation of DSP Mobility Plan: In April 2011 the City adopted implementing regulations, policies and procedures within the Downtown Specific Plan that will result in lower and more flexible residential parking requirements in the DSP area (limited tandem and stacked parking permitted). Related to this effort is the consideration of revised adoption of Transportation Demand Management requirements, programs, and incentives that may further reduce costly parking requirements for residential developments through the provision of improved bicycle, pedestrian, transit, and traffic and automobile congestion reduction measures. While this does require improvements and/or payment of an in-lieu fee by developers, it provides significant flexibility for the developer to choose the method of addressing the requirements in the manner that best serves their project.
- Extension of Development Entitlements for Two Years: Due to the poor economy and the credit crunch, many large scale residential and mixed-use development projects were unable to proceed. The City extended all valid, active development entitlements for an additional two years. This included the ICIS mixed-use project at 524-550 W. Colorado (186 residential units with commercial) and the Legendary Tower at 300 N. Central (80 residential units).
- In March 2012 the City Council adopted enabling legislation for Community Benefit Districts. These districts would enable property based assessment districts to enhance security, safety, appearance, and economic viability to improve the quality of life in mixed use areas. These are both residential and business districts and may provide an alternative to Redevelopment Project Areas in some areas, providing funding for necessary public improvements that will make residential development more accessible and attractive next to business areas.

Progress in these areas is due in part to the coordinated and collaborative efforts of the Community Development and Community Services and Parks Departments of Glendale.

LEAD BASED PAINT HAZARD REDUCTIONS

Glendale formerly offered a Lead Based Paint Hazard Reduction Grant program. The City included lead based paint hazard reduction as an eligible activity within its housing rehabilitation loan programs. However, with the dissolution of Redevelopment on February 1, 2012 all single family rehabilitation loan programs have been suspended and Multi-family rehabilitation loans are being reviewed on a project by project basis. The Housing Authority is considering options for providing this service or for providing referrals to other providers.

However, the Authority is still requiring the following actions for all existing and operating affordable housing projects that receive assistance with HOME and other HUD CPD funds, in accordance with HUD CPD lead based paint regulations:

- Ensure that all purchasers, occupants, and owner-occupants receive the brochure "Protect Your Family from Lead in Your Home."
- Require Visual Assessments for defective paint surface (interior and exterior) and notification of owner if defective paint surfaces are discovered during the assessment.
- Require paint testing on surfaces that will be disturbed during rehabilitation.
- Require Risk Assessments for housing units that receive more than \$5,000 of City assistance using HOME and other HUD CPD funds.
- Require lead hazard reduction treatments of defective paint surfaces that are disturbed during construction or renovation.
- Require safe work practices for all work on lead based paint surfaces.
- Require lead hazard clearance prior to occupancy.
- Require on-going maintenance, monitoring and cleaning for rental properties.

City staff, as available, will continue to attend HUD-sponsored training in lead-based paint and will coordinate with the Childhood Lead Poisoning Prevention Program of Los Angeles County Department of Health Services – Public Health on an annual basis. This will include obtaining information on the annual number of child lead cases detected in Glendale through referral from local providers of the Child Health Disability Prevention Program which tests children between ages 1 and 2 for elevated blood lead levels. Annually, the Housing Authority will provide outreach information on the Housing Authority's Lead Based Paint Rehabilitation Loan Grant program (part of both the Single-Family Rehabilitation and Multi-family Rehabilitation Loan programs) in order for both the Health Department and local providers to

further distribute and refer tenants and owners to the City for lead based paint mitigation if appropriate.

ANTI-POVERTY STRATEGY

The primary emphasis of the anti-poverty strategy, required by CFR 91.215 (h), is to raise the income of Glendale's poorest households, especially those living below the poverty level. This includes providing those households with the educational, training, supportive service and childcare opportunities that will allow them to address barriers to income and career development. Affordable housing opportunities can also allow poorer families to devote additional resources to raising their incomes and furthering their careers.

This section describes the jurisdiction's goals, programs, and policies for reducing the number of poverty level families. This section also addresses how the production and preservation of affordable housing will be coordinated with other programs and services for which the jurisdiction is responsible. Identification of the extent this strategy will reduce the number of poverty level families is also included when feasible. The following list of programs will continue to be part of the anti-poverty strategy.

- Affordable Childcare and Youth Programs
- Public Social Services
- Employment, Training and Education
- Transportation
- Family Self Sufficiency
- Housing Programs
- Homeless Services
- Section 3 Program

Strategies

Affordable Childcare and Youth Programs

Background

According to the needs assessment, the shortage of affordable childcare is a major barrier for single parents entering the labor force. Childcare and youth services are also available to homeless families in the Glendale's Continuum of Care. Specialized services for children and youth, such as counseling, homework assistance, and recreational activities, are provided at each of the emergency shelter and transitional housing programs that serve homeless families with children. In addition, families in need of childcare are connected with community childcare programs, including the Salvation Army, which has a limited number of slots subsidized by the Supportive Housing Program to provide free childcare for homeless families.

Strategy

First, City staff will provide technical assistance to local social service agencies and assist them with resource development aimed at increasing information about and access to childcare and youth activities in the community. The Glendale CoC and Glendale Healthy Kids are comprised of agencies serving families in poverty and agencies already providing childcare and youth activities. Each of these groups meets regularly to discuss community needs, and City staff works to ensure the ongoing development of individual agency capacity and the coordination of services among agencies.

Secondly, the City will devote CDBG funds to ongoing and new childcare and youth activities. The following provides a summary of these programs.

In FY 2014-15, CDBG public service funds will be used to support the following after school programs including: Salvation Army's The Zone After School Program, Homenetmen's After-School Tutoring, GYA Youth Employment Program, and the STAR Youth Program. These programs not only provide supervision during non-school hours for youth when their parents may need to be working, but also provide youth enrichment and employment, youth counseling and other structured programs that serve the needs of low income and at-risk youth.

Employment opportunities for youth will be available through CDBG programs sponsored by the Glendale Youth Alliance (GYA).

Public Social Services

Other CDBG funded public social services are designed to address poverty through providing access to special services, education, and employment either directly or through linkages with other agencies. In addition, many of these projects provide access to supportive services, which help low-income households address barriers to income/career development. The Armenian Relief Society operates a CDBG-funded case management project which is designed to reach out to the Armenian community, provide them with supportive services, and link them to ESL and employment programs. CDBG funds are also used to affirmatively further fair housing and provide tenant landlord services.

Employment, Training, and Education

The City's Economic Development strategy includes business assistance and loan programs for retention and expansion of businesses that will create jobs for low-income persons. Federal Workforce Investment Act funds and employment programs offered at the Verdugo Jobs Center (VJC) will also leverage the CDBG program funds. In addition, the Community Development Department's Business Assistance Office will continue to provide technical and financial assistance to small businesses and merchant associations. Barriers to employment

identified by Verdugo Jobs center staff are: lack of skills, both basic and higher technical; ESL; and lower paying jobs in relation to cost of living.

Education and training are also crucial components of the City's anti-poverty strategy. Needs that have been specifically identified are access to English as a Second Language (ESL) classes and job counseling and training activities allowing workers to develop skills to match the employment opportunities in the City and surrounding area. While ESL and employment training activities can potentially be funded through the CDBG program, the City has other resources that are currently devoted to these activities. Thus, continued coordination is a key component of the anti-poverty strategy regarding education and training.

The Community Services and Parks Department is charged with administering Workforce Investment Act and Welfare to Work activities for the Verdugo Workforce Investment programs. This close institutional relationship facilitates coordination between public social service/community development activities and workforce development activities.

The majority of the workforce development activities are provided through the Verdugo Jobs Center (VJC), a "one-stop" center which includes among its on-site partners the State Employment Development Department, Department of Rehabilitation, Glendale Community College, WIA Title I, Glendale Youth Alliance, and Title V Senior Program. Off-site partners include Los Angeles County Department of Public Social Services, Glendale Unified School District, Burbank Unified School District, Verdugo Employment Program and Ascencia. Some of the programs currently offered through the VJC and its partners that are available to Glendale's poorest households are below:

- Classroom vocational or basic skills education
- Individual Career Assessment
- Job creation (through public/private sector economic development strategies and specific business assistance services)
- Job placement
- Job readiness services
- Job retention and support services
- Life skills/soft skills training
- Mentoring
- On-the-job training (OJT)
- Post-employment services
- Programs accommodate persons with limited English skills
- Transportation services
- Work experience

In addition to job training programs, consumers have access to job search via the Internet, a resource library, and equipment for disabled persons. English as a Second Language (ESL) classes are provided at the VJC to adults with limited English skills.

The City also coordinates with agencies and organizations providing non-CDBG funded programs. ESL and Welfare-to-Work Job Clubs are also provided at social service agencies in the City, such as the Armenian Relief Society, the YWCA of Glendale and Catholic Charities. Services for disabled persons are also available from the State Department of Rehabilitation. The City has working relationships with these agencies through collaborative groups, such as the Workforce Investment Board, the Glendale CoC, and the Glendale Healthier Community Coalition. The Glendale Healthier Community Coalition plans and implements projects which promote disease prevention, health education, clean and safe environments, adequate housing, affordable and quality education and community revitalization.

Transportation

Meeting the transportation needs of Glendale's poorest families is a significant challenge. Staff from the Verdugo Workforce Investment Board is participating in countywide planning efforts to address this concern for the Welfare to Work population. The Verdugo Job Center and several social service agencies assist in the short-term with bus tokens and vouchers; however, long-term solutions to the on-going needs of a daily commute are still under review. One solution may be to focus job placement and job creation efforts within the immediate vicinity of participants' homes. An analysis of the labor market may help workforce development staff target their vocational education and training activities to those employment sectors for which significant growth is projected in the immediate geographic vicinity.

Self-Sufficiency

The Glendale Housing Authority formerly administered three programs to promote self-sufficiency among participating families, including the provision of supportive services to these families - the Family Self-Sufficiency Program (FSS), the Low-Income Family Employment & Rental Assistance Program (LIFERAP), and the Veterans Rental Assistance Program (VetRAP). The LIFERAP and VetRAP programs have been suspended due to the dissolution of Redevelopment and the loss of Redevelopment Low and Moderate Income Housing Funds.

However, the FSS program continues for existing enrollees. FSS is a program available to families served under the Housing Authority's Housing Choice Voucher tenant-based rent subsidy program. The program is designed to provide families with individual training and services to assist families overcome barriers to full self-sufficiency and elimination of dependence on public assistance. FSS participants develop plans delineating supportive services to be provided to the family members, the activities to be completed by each family member, and the agreed upon completion dates for the services and activities.

HUD grant funding for the program has not been continued, due to the decreased number of participants (HUD minimum program size is 50 families annually). Therefore, the three families currently in the program will continue through September 2014, but no new families

will be enrolled. The program has successfully “graduated” 73 families from FSS since 1991. The average escrow provided to each family was approximately \$7,400.

Housing Programs

The City’s affordable housing objectives include increasing affordable home ownership opportunities, increasing affordable rental opportunities, and preserving and maintaining the existing affordable housing stock. These objectives and the programs which result from them, form a major component of the anti-poverty strategy by reducing the cost burden of housing, and by creating linkages with Glendale’s homeless continuum of care, and family self-sufficiency programs.

Specific affordable housing program strategies designed to meet the City’s affordable housing objectives include: New construction of ownership housing units, new construction and acquisition/rehabilitation of rental housing units, provision of rental assistance, and provision of housing rehabilitation assistance to multi-family property owners.

Homeless Programs

Programs for providing housing and supportive services to homeless families, and the strategies for increasing affordable housing for low-income and special needs households are described in the Housing Strategies and Homeless Needs Assessment sections.

1. Ascencia

The City, in addressing homeless issues, recognizes the importance of providing a comprehensive, coordinated program response in the community. This approach is Glendale's Continuum of Care, which seeks to prevent homelessness, integrate the homeless back into society, and decrease the number of persons living in poverty. The components of the Continuum of Care include homeless prevention, outreach and assessment, case management, and the provision of emergency, transitional, and permanent housing. Ascencia is currently the lead agency in Glendale for providing coordinated mental health, substance abuse recovery, veteran services, employment counseling/preparation, and housing placement for the general homeless population. Ascencia will also serve as the lead agency through the Ascencia emergency shelter and access center, family transitional housing, street outreach team, and permanent supportive housing programs for disabled and chronically homeless persons.

2. Homeless Employment Program

The City has implemented a program to assist homeless persons to prepare for employment through development of both: 1) “soft skills”: interviewing for a job, communicating with co-workers; and 2) “hard skills”: training for specific vocations, such as clerical and computer skills. The goal of the program is to prepare and place clients into employment, thereby increasing their self-sufficiency and eliminating their need for public assistance. An

employment specialist based at Ascencia will provide case management to homeless persons in FY 2014-15.

In addition to meeting regularly with program participants to review progress and set goals, the program will provide transportation, education/tool reimbursement, and childcare subsidies. Clients will also be linked to appropriate job training programs and other resources offered at the City's Verdugo Jobs Center. The City of Glendale and the Verdugo Jobs Center is hosting various employment workshops geared for case managers, clients and business owners. The various workshops will include mock interviews, interview wardrobe, development of resumes and cover letters, and advocacy for clients.

Section 3 Program

The City's Section 3 provides the opportunity to ensure that employment and other economic opportunities generated by Federal financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. On an on-going basis, residents and local Section 3 businesses (businesses owned by or providing full-time employment to Section 3 residents) will be encouraged to submit their names and work experience to the Verdugo Job Center (VJC) in order to be listed on the City's Section 3 database. The database is then made available to contractors awarded federally funded construction projects with the City. The contractors make every attempt to consider database applicants for employment whenever positions are open within their company or that of their sub-contractors at the onset of the project and through the course of the construction period.

DEVELOPING THE INSTITUTIONAL STRUCTURE AND COORDINATION

Institutional Structure

This section describes the institutional framework through which the City of Glendale will carry out its Consolidated Plan. Public agencies, for-profit and nonprofit organizations all play a part in the provision of social service, neighborhood improvement, economic development, homeless and affordable housing programs for the benefit low-income residents. The roles of these organizations are discussed in this section. This section also discusses potential gaps in the institutional structure, which would deter the City from carrying out its strategy for addressing priority needs.

Public Agencies

Glendale City Council: City Capital improvement projects are also leveraged with CDBG funds to meet both national and local goals for neighborhood revitalization, public safety, and improvement of community centers.

Housing Authority: The City of Glendale created its own Housing Authority in 1975, consisting of five City Council members and two tenant commissioners. The City's Housing Authority, staffed by the Housing Division, is responsible for administration of the HUD Housing Choice Voucher (Section 8) program, Continuum of Care (CoC) funds, HOME funds, and Redevelopment Housing funds.

City Structure: From 1990-2009, the Department of Community Development and Housing of the City of Glendale was responsible for the organization and preparation of the Consolidated Plan, as well as overseeing the implementation of the Consolidated Plan activities, including program strategies. The Department's divisions worked closely together to provide a coordinated approach to implementation:

1. **Community Development Block Grant:** Plans and administers CDBG, ESG, and CoC funded programs, in addition to the Homeless Continuum of Care, neighborhood planning and fair housing.
2. **Workforce Development:** Administers employment and training programs youth employment and operation of the Verdugo Job Center.
3. **Housing Division:** Administers the Section 8 Rental Assistance and Family Self-Sufficiency programs and oversees the development of new affordable housing and rehabilitation of existing housing. In addition to HOME funds, this section administers Redevelopment Set-Aside funds.
4. **Neighborhood Services:** Directs code enforcement, community education and outreach, graffiti abatement, and neighborhood beautification programs.

In September 2009, the Glendale City Council approved the realignment of the functions and responsibilities of the Department of Community Development and Housing into three new, reformulated departments in order to improve service delivery to the community through coordination of programs and staff. This realignment and transfer of functions and responsibilities was effective as of January 1, 2010. However, in November 2010, a new realignment took place and a new department of Community Development was created. The former Community Development and Housing divisions and their new respective departments are noted in Table 19 below:

TABLE 19 - Division Realignment II

Division	New Department
Community Development Block Grant	Community Services and Parks
Workforce Development	Community Services and Parks
Homeless Services	Community Services and Parks
Housing Division	Community Development
Neighborhood Services	Community Development
Community Planning	Community Development

Community Services and Parks Department (CSP): This Department will be the lead in coordinating the Consolidated Plan effort, CDBG social services, homeless programs for the Glendale Continuum of Care, and CDBG capital improvement projects. CSP will form interdepartmental project management teams led by the department with direct jurisdiction over the type of CIP improvement that is funded. When there are several public improvements proposed as part of a neighborhood revitalization project, the CDBG section will be responsible for coordinating the planning and implementation of the project. The CDBG section will continue to monitor activities with respect to current and new HUD community development programs.

CSP has historically offered a variety of social services to elderly residents at the City's Adult Recreation Center. Case management is provided to seniors as a means of improving the delivery system for services such as in-home care and relocation assistance. The Youth Outreach program, which coordinates its activities with local non-profit youth agencies is also operated by the CSP. General recreational activities for low-income residents such as the Mobile Recreation Center program are provided by the CSP in targeted CDBG areas.

The Department has added the Workforce Development division, responsible for job training and employment programs in the Verdugo Hills area of Glendale, Burbank, and La Canada Flintridge. Workforce Development is staff for the Verdugo Workforce Investment Board and operates the Verdugo One Stop Center to assist job seekers and businesses.

Community Development Department: In FY 2010-11, the Community Redevelopment and Housing Department, which contained Housing, Redevelopment, and Economic Development functions was merged with the Community Planning Department, which contained the Planning, Neighborhood Services, and Building and Safety functions, to form the new Community Development Department.

CD - Housing Division - Pursuant to State Redevelopment law, The Housing and Redevelopment Divisions of the Community Development Department have been intensively involved in the "unwinding" of Redevelopment in the State of California. Contracts executed before June 2011 involving Redevelopment 20% Set-Aside of property tax increment generated from redevelopment areas were committed for low- and moderate-income housing. The Housing Division is responsible for the administration of these contracts, completion of all remaining enforceable obligations, and monitoring of all preexisting affordable housing agreements. This administrative effort has replaced most affordable housing programs in the Division, although the existing federal HOME program and the federal Housing Choice Voucher (Section 8) program continue. The Division works with developers to leverage outside funding including competing for additional State or private grants and loans for affordable housing development and preservation activities.

CD - Economic Development Division - This division is responsible for planning, development, and implementation of a city-wide economic development strategy with the

primary purpose to assist businesses with their needs. The Consolidated Plan includes development and implementation of an economic development strategy to target assistance to businesses that are located in and/or serve low- and moderate-income neighborhoods and/or might employ low- and moderate-income local residents. The Consolidated Plan economic development strategy also focuses on employment programs and supportive services that would allow persons to sustain their employment. The Economic Development Division will work closely with the Community Services and Parks Department to collaborate on planning activities in order to ensure coordination and consistency between the citywide strategy and the Consolidated Plan strategy. The Housing Division will work closely with the CSP – CDBG Division to monitor HUD housing and homeless programs and services.

CD – Planning and Neighborhood Services Division, and Building and Safety Division – These Divisions continue to perform functions which directly affect the development and rehabilitation of housing and commercial areas. The Divisions oversee the permitting process, regulate compliance with zoning and building codes, prepare the City's Housing Element, and implement the density bonus program required by state law. These Divisions are instrumental in the development of urban design and revitalization strategies in targeted commercial neighborhoods.

It is the intention of this reorganization to more closely coordinate and streamline the planning, development, promotion, and preservation processes of community development under new unified leadership.

Glendale Police Department: On October 11, 2009 the Glendale Police Department implemented an Area Command structure, a community based policing service delivery model. The objective of this command structure is to address crime issues and improve quality of life through accountability, professional responsibility, and strategic utilization of our limited police resources. Specifically the Department divided the City into four distinct geographic areas, designated as the North, South, East and West Command Areas. Each Command has one Glendale Police Lieutenant designated as the Area Commander and at least one Community Lead Officer. Each Area Commander is being held accountable for understanding the issues and concerns unique to their service area and for developing strategies and directing resources to solve problems and improve the quality of life for our citizens. The Area Command strategy uses a variety of traditional and community based policing strategies to address crime and quality of life issues. The Department continues to closely coordinate efforts to address neighborhood issues with other City departments, including participation on the Glendale CoC. The Police Department also continues to provide direct services to at-risk youth with the Students Training as Role Models (STAR) program.

County Department of Public Social Services (DPSS): Services offered through the DPSS include: Temporary Assistance for Needy Families (TANF), CalWorks, In Home Supportive Services, Greater Avenues for Independence (GAIN), MediCal, General Relief to adult homeless individuals, and Food Stamps. DPSS also makes referrals for mental health, substance abuse, domestic violence programs, and Welfare to Work Programs including

General Relief Opportunities for Work (GROW). DPSS may also provide eligible families with a one-time cash assistance to prevent eviction. The director of the Glendale DPSS office is a member of the Glendale CoC and the Workforce Investment Board, and as a result, provides input into the City's anti-poverty program and strategies.

Private Sector

Non-Profit Organizations: Several non-profit organizations have sponsored housing projects in Glendale, including Be Group (formerly known as Southern California Presbyterian Homes), Salvation Army, Glendale Association for the Retarded, San Gabriel Valley Habitat for Humanity, Ability First, Hamilton Court Housing Corporation, United Cerebral Palsy of Los Angeles and Ventura Counties, and West Hollywood Community Housing Corporation. The City enjoys strong relationships with area non-profit housing developers and seeks their input and participation on a regular basis.

For-Profit Developers and Builders: There are many private for-profit builders, developers and contractors in the Glendale area. In addition, firms outside the region often do projects in the City as long-term investments or for resale. The vast majority of housing that is developed, built and rehabilitated in Glendale is done so by private firms, and is for the most part, unsubsidized or market rate. Although Glendale has historically partnered with non-profit organizations to develop affordable housing, the City has partnered with for-profit builders to develop several recent projects.

Developer and Project Selection Process: Both private and non-profit developers continue to be identified through the SOI process discussed earlier. However, a new, broader developer/project selection process was adopted by the Housing Authority in April 2011. In response to the SOI, three methods of developer/project selection have been identified and procedures to deal with these methods in the future have been approved:

- Request for Qualifications/Request for Proposals process -This process will be most appropriate for identification of projects and developers for Housing Authority, City, or Redevelopment owned property to be developed as affordable housing. A competitive review process will be used. In February 2013, the most recent RFQ was sent out in cooperation with the YMCA of Glendale to determine an appropriate plan for redevelopment of its existing social services/recreational/affordable housing facilities. This process resulted in the Glendale Arts Colony project currently in predevelopment. A future RFQ is anticipated to determine appropriate development and partners for development of the Fifth and Sonora site owned by the Housing Authority.
- Sole Source - This method of developer/project selection would be most appropriate for projects focused on a special needs or unique population with a limited developer/service agency pool appropriate for the type of development needed, or for a very small site that will not interest most developers, or a historically significant site,

for a unique community partnership with a local institution or CHDO, or for a project with limited leveraged funding sources available.

- Over the Counter – Developers will be encouraged to bring projects to staff on a continual basis to be thoroughly reviewed and vetted for completeness and appropriateness for housing needs and funding availability. These will then be brought to the Housing Authority for their consideration and direction.

Any developer or project proposal will be thoroughly screened and vetted in accordance with a Due Diligence Checklist that has been developed, to determine whether it serves community needs, meets Housing Authority funding requirements, to determine financial feasibility, to ascertain whether the developer has site control, and to review the timing of the development and funding availability.

Lenders: Private lending institutions provide funds for housing development in Glendale. In particular, the City has worked with banks to leverage public monies for affordable housing projects. JP Morgan Chase Bank is the exclusive lender for Glendale's First-Time Home Buyer program, although additional lenders were tapped for permanent financing for the Doran Gardens development which recently closed home sales on all 57 units.

MONITORING

The Community Services and Parks Department will monitor activities that are supported to meet all needs identified in the Consolidated Plan except for housing and HOME programs which will be monitored by the Community Development Department – Housing Division. The Community Services and Parks Department administers and monitors CDBG, ESG, and CoC projects and programs. The Community Development Department – Housing Division administers and monitors HOME and Housing Choice Voucher (Section 8) funded projects and programs. Program implementation will incorporate monitoring standards to ensure compliance with program objectives.

The performance of each funded project and activity is monitored in various ways depending on the type of program and reporting requirements. Agencies and City departments are required to commit to a number of persons served and report on performance outcomes, goals, expenditure rates and compliance. Monitoring includes on-site visits, interviews, telephone contacts and quarterly reports. In addition, the City's sub-recipient agreements are used to measure an agency's compliance with federal and City requirements. As required, sub-recipients will be monitored annually for compliance with HUD regulations. All disbursement of funds is on a cost-reimbursement basis. For social service programs that show low expenditure rates, funds will be recaptured and reprogrammed. Activities which are cited in the Action Plan including comprehensive planning requirements will be monitored as they are carried out, and such monitoring will be appropriately documented. Specific actions such as minority business outreach and Section 3 compliance will be regularly monitored by Community Services and Parks, and Community Development staff.

With regard to affordable housing projects, to facilitate quality portfolio management after project completion, Community Development – Housing Division staff will regularly monitor existing projects. Staff conducts physical, financial, and occupancy monitoring reviews to guarantee that loan recipients serve the intended populations and are in compliance with the loan agreement terms. The portfolio management and monitoring process not only protects the Housing Authority’s investment, it also encourages positive relationships between owners, tenants, the local neighborhood, and City staff. In addition, monitoring provides an opportunity to review the overall health of the portfolio and better gauge the impact of the funded projects.

PART VI. – CITIZEN PARTICIPATION

Community Input

The City’s Citizen Participation Plan process for the Annual Action Plan was initiated to address regulatory requirements for citizen participation, and to allow citizens maximum opportunity to review and comment on the development of program priorities and the proposed Annual Action Plan. This process included:

- 1) One Public Hearing held on September 26, 2013 at Mann Elementary School that featured citizen focus groups who were asked to identify community needs and priorities concerning housing, community development, homeless, economic development, and citizen participation. Fifty one (51) residents participated in the focus groups.
- 2) An analysis of housing and population characteristics from the 2000 and 2010 Census and 2007 American Community Survey.

To encourage public participation, reasonable and timely notification of all Annual Action Plan related meetings and comment periods was provided as follows:

- At least ten days notice was provided for all public hearings and local Annual Action Plan meetings.
- A community public hearing was held March 20, 2014 at the Pacific Park Community Center to receive input on the proposed program funding levels and strategies. Attendees received information regarding strategies, priorities and objectives that address the housing and community development needs of low- and moderate-income households, housing market characteristics, the projected amount of funds the City expects to receive, the range of activities that may be undertaken, target areas, and the Citizen Participation Plan. Notice was given to Glendale residents through outreach flyers, through advertisements published in the local newspaper, and through the City’s internet web page.

- The Housing Authority and the City Council will review the proposed Annual Action Plan on May 13, 2013 during a special joint meeting. The public is invited to attend the meeting and make final comments on the Plan.
- A public notice providing for a 30-day citizen comment period on the proposed Annual Action Plan was published in the Glendale News Press on April 23 2014.

Request for Proposals (RFP) and Proposal Review Process

For the FY 2014-15 program year, the Department employed a formal RFP process for submission of funding proposals for CDBG City and community social service proposals, and CDBG capital projects. The CDBG Advisory Committee, comprised of five citizen representatives appointed by the City Council, plays a critical role in reviewing the CDBG proposals. The ESG projects are reviewed by a special sub-committee of the Glendale Continuum of Care which was described in the Homeless section. The proposal review process took approximately six months as described below:

- October 9, 2013: The CDBG Advisory Committee approved the needs assessment findings, program priorities and a proposed Preliminary Funding Plan by Funding Category.
- November 19, 2013: An RFP was issued to the community and City Departments for CDBG social service and capital improvement projects based on identified needs, program priorities and the City Council approved Preliminary Funding Allocation Plan.
- November 22, 2013: A mandatory bidder's conference provided information and technical assistance to all prospective funding applicants interested in developing proposals for funding assistance through the CDBG and ESG programs.
- December 30, 2013: All funding proposals were due.
- February 21, 2014: The CDBG Advisory Committee interviewed community agencies and City departments that submitted social service proposals, and deliberated and developed funding recommendations.
- February 24, 2014: The CDBG Advisory Committee interviewed community agencies and City departments that submitted funding proposals for capital projects, and deliberated and developed funding recommendations for capital projects.
- March 20, 2014: A Public Hearing for the 2014-15 Annual Action Plan was held at Pacific Park Community Center.

Oral and Written Comments on the Annual Action Plan

Citizens are provided access on an on-going basis, to information and records relating to the Consolidated Plan, performance report and use of funds during the preceding five years. These documents are maintained at the of Community Services and Parks Department Community Development Block Grant Division office. Furthermore, it is the City's policy to provide timely written responses to citizen complaints and grievances relating to the

Consolidated Plan, program amendments and the City's performance report within 15 working days.

Copies of the Annual Action Plan were made available to the public at the following locations:

City of Glendale
Community Services and Parks Department
Community Development Block Grant Division
141 N. Glendale Avenue, Rm. 202
Glendale, CA 91206

City of Glendale
Community Services and Parks Department
Administration Office
613 E. Broadway, Rm. 102
Glendale, CA 91206

Notes from the March 20, 2014 public hearing are provided in Attachment 4.

ATTACHMENT 1

FINAL FY 2014-215 CDBG FUNDING ALLOCATION PLAN	
	Final FY 14-15 Allocation
TOTAL FY 2014-2015 CDBG FUNDS AVAILABLE:	<u>\$1,746,630</u>
HUD ENTITLEMENT:*	\$1,627,938
UNAPPROPRIATED FUND BALANCE:	\$30,000
REPROGRAMMED FUNDS:	\$30,000
PROGRAM INCOME:	\$58,692
PROGRAM ACTIVITIES	
<u>ADMINISTRATION (20% of Entitlement):</u>	\$325,000
(planning, program management, and oversight)	
<u>PUBLIC SOCIAL SERVICES (15% of Entitlement):</u>	\$257,000
CITY PROJECTS: (11%)	
•Senior Services Program	\$16,00
•Students Training as Role Models (S.T.A.R.) Youth Program	\$12,000
<i>Sub-total City Public Social Service Projects:</i>	<i>\$28,000</i>
COMMUNITY PROJECTS: (82%)	
•Community Outreach Project – Armenian Relief Society	\$52,500
•Fair Housing Program	\$9,000
•Loaves and Fishes Homeless Prevention Program	\$35,500
•GYA Youth Employment Program	\$50,500
•Ascencia Homeless Outreach & Case Management	\$24,500
•After-School Tutoring – Homenetmen Glendale Ararat Chapter	\$11,000
•The Zone After School Program – The Salvation Army	\$11,000
•Transitional Housing for Homeless Women and Children- Door of Hope	\$20,000
•Intervention/Prevention Clinical Group Counseling – CASPS	\$15,000
<i>Sub-total Community Public Social Service Projects</i>	<i>\$229,000</i>
<u>CAPITAL/NEIGHBORHOOD IMPROVEMENT PROJECTS:</u>	\$1,164,630
PRE-DESIGNATED PROJECTS:	\$834,630
•Code Enforcement	\$376,000

•Palmer Park Improvement Project	\$252,530
•Section 108 Loan Repayment (Ascencia Access Center & Emergency Shelter)	\$206,100
UN-DESIGNATED COMMUNITY PROJECTS:	\$330,000
•Center for Community Development ADA Restroom Improvements-Glendale Adventist Medical Center	\$50,000
•Plumbing Rehabilitation Project - Door of Hope	\$120,000
• Installation of New Roof - Homenetmen Glendale Ararat Chapter	\$50,000
• Bathroom Renovations - Homenetmen Glendale Ararat Chapter	\$35,000
• ADA Rehabilitation Access and Mobility Project - YMCA of Glendale	\$75,000
FY 2013-2014 PROJECTED EXPENDITURES:	\$1,746,630
Balance	\$0
*Reduced HUD appropriation due to \$239,856 grant reduction over two years resulting from the payback of New Horizons grants and HUD reduction.	

ATTACHMENT 2
FINAL FY 2014-2015
ACTION PLAN FOR
COMMUNITY DEVELOPMENT BLOCK GRANT,
EMERGENCY SHELTER GRANT, AND HOME PROGRAMS

Under Federal HUD Consolidated Planning regulations, the City of Glendale is preparing to submit its Fiscal Year 2014-2015 Annual Action Plan for Community Development, Housing, and Homeless Programs. The City of Glendale's proposed FY 2014-2015 Action Plan is described below.

The total amount of estimated funds available under the FY 2014-2015 Action Plan is \$2,914,127 as follows: 1) CDBG Entitlement of \$1,627,938; 2) CDBG Unappropriated funds of \$30,000; 3) CDBG Reprogrammed funds of \$30,000; CDBG Program Income of \$58,692; 4) ESG Entitlement of \$157,089; and 5) HOME Entitlement of \$1,010,408.

I. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

PROPOSED
PROJECT/AGENCY

FUNDING

PUBLIC SOCIAL SERVICES

COMMUNITY PROGRAMS:

Community Outreach Project **\$52,500**

Armenian Relief Society of Western USA, Inc.

This project is sponsored by the Armenian Relief Society to continue the Community Outreach Project, which provides social services to low- and moderate-income persons, primarily targeting individuals and families who are newly arrived, have limited English ability, and are unemployed. ARS will serve 190 individuals by providing the following services: 1) Life skills/ESL classes for seniors; 2) Individual, youth, and family counseling; and 3) Job search assistance and employment referrals. The program is located at 517 W. Glenoaks Boulevard.

Fair Housing Program **\$9,000**
Housing Rights Center

This project, sponsored by the Housing Rights Center (HRC), provides multi-language fair housing and landlord/tenant services to 630 Glendale residents. The HRC provides services in four key areas: 1) Discrimination Complaint Investigation; 2) Legal Services and Enforcement; 3) Landlord/Tenant Counseling; and 4) Education and Outreach. The HRC has a main office located at 3255 Wilshire Boulevard, Suite 1150 in Los Angeles.

Loaves & Fishes Homeless Prevention Program – CDBG **\$35,500**
Catholic Charities of Los Angeles, Inc.

This project is sponsored by Catholic Charities to continue the operation of the existing Loaves & Fishes Homeless Prevention case management program located at 4322 San Fernando Road. The Homeless Prevention Program will serve 150 low-income families and individuals who are at imminent risk of becoming homeless with case management, advocacy, and coordination of services with other agencies in the community, including: direct financial assistance to families who have received an eviction notice

or utility shut-off for non-payment, or who need rental assistance. The program will also provide food and clothing to 3,000 low-income clients annually.

Youth Employment Program **\$50,500**
Glendale Youth Alliance

The Youth Employment Program, sponsored by the Glendale Youth Alliance (GYA), consists of the Glendale Youth Employment Partnership/Glendale Resource for Employment and Training (GYEP/GREAT). GYA will serve 80 youth annually under the program. GYA provides youth with pre-employment training skills, workplace skills, communication skills, work experience, and case management. GYA operates out of the Verdugo Job Center, located at 1255 S. Central Avenue.

Homeless Outreach Case Management **\$24,500**
Ascencia

This project, sponsored by Ascencia, will serve 100 homeless individuals and families on the streets and connects them to appropriate services, with the ultimate goal of getting them on a path to housing. The Homeless Outreach program specifically targets the chronically homeless and service resistant population. In addition to helping the homeless, the program engages the business and residential communities by providing: community education through public presentations, printed materials and active participation in local coalitions, service collaborative, service organizations, and business associations. Ascencia is located at 1851 Tyburn Street.

After-School Tutoring **\$11,000**
Homenetmen Glendale Ararat Chapter

This project, sponsored by Homenetmen Glendale Ararat Chapter, provides direct learning assistance to elementary and middle school students in south Glendale. The overall goal of the program is provide one-on-one academic support to students of low- and moderate-income families at no additional charge. In addition, the Program proposes to provide assessment testing in order to track a student's progress and academic achievements. The tutoring program will be conducted at the Homenetmen Ararat Center, located at 3347 N. San Fernando Road, Los Angeles. Homenetmen will hold one-hour tutoring sessions with a maximum of seven students per session for a total of 100 students annually.

The Zone After-School Program **\$11,000**
The Salvation Army

This project, sponsored by the Salvation Army provides learning assistance for 3rd to 8th grade students from primarily low- to moderate-income households. The key objective of this program is to assist students who are struggling in school, due to language barriers or other limitations, with academic tutoring and homework assistance. The Academy will serve 70 students from five local Glendale elementary schools and one middle school, all located in south Glendale. The Zone Academy is open year round, Mondays through Fridays, and operates from the Salvation Army Corps Community Center at 320 W. Windsor Road.

Transitional Housing Program for Homeless Women and Children **\$20,000**
Door of Hope

This project is sponsored by Door of Hope involves a transitional housing program which provides housing, intensive case management, access to job placement and training, finance/budgeting education, mental health counseling, and after-school and life skills classes to 13 single mothers and their children, with special provisions for victims of domestic violence. Each mother will attend weekly financial education workshops, meet with an on-site therapist for individual and family counseling, and work one-

on-one with a case manager to develop and implement an individualized plan with goals and objectives. Door of Hope will serve 60 persons annually. The facility is located at an undisclosed site.

Intervention/Prevention Clinical Group Counseling **\$15,000**
Committee for Armenian Students in Public Schools (CASPS)

This project, sponsored by CASPS, consists of a group counseling program for elementary school students. The program would operate at Christopher Columbus Elementary School, located at 425 W. Milford Street. The program's objective is to help students overcome academic and behavioral problems by engaging them in interactive activities that give them hope, self-awareness, and self-esteem. The group counseling program will serve 25 students.

SUBTOTAL COMMUNITY PROGRAMS **\$229,000**

CITY PROGRAMS:

Senior Services Program **\$16,000**
Community Services and Parks Department

This project is sponsored by the Community Services and Parks Department to continue its senior services case management program for low-income frail seniors. The program will serve 60 seniors throughout the year, providing them with a comprehensive assessment, care management services, and meals/nutritional advice. The program also includes the Home Delivered Meals program for homebound seniors. The Program provides case management in response to client's health, housing, or benefits-related problems. Actual care management includes in-home assessments, care planning, meals, housing assistance, social service referrals, and monitoring of "at risk" seniors living in the greater Glendale area. The program is located at the Adult Recreation Center at 201 E. Colorado Street.

Students Training as Role Models (S.T.A.R.) **\$12,000**
Glendale Police Department

This project is sponsored by the Glendale Police Department to operate the S.T.A.R. Program which targets at-risk, low-income, GUSD students between the ages of 9-14. The goal of the program is to improve academic achievement, increase graduation rates, develop the students' potential as leaders and mentors, and prevent drug use and gang activity of the students through mentoring by Glendale Police Officers and other professionals. The program proposes to serve 20 students and their families annually with the following services: 1) academic tutoring, 2) life skills classes, 3) enrichment activities including crafts, art projects, and educational field trips, and 4) service opportunities in the local community. The program will operate at the Pacific Community Center located at 501 S. Pacific Avenue in Glendale.

SUBTOTAL CITY PROGRAMS **\$28,000**

TOTAL SOCIAL SERVICES **\$257,000**

CAPITAL/NEIGHBORHOOD IMPROVEMENTS

COMMUNITY AGENCIES:

Plumbing Rehabilitation Project Phase II **\$120,000**
Door of Hope

This project is sponsored by Door of Hope (DOH) to renovate its facility by replacing plumbing in 10 out of the 16 units at Door of Hope. This renovation will provide a safe and secure environment for its families, as well as reduce the possibility of displacing families often during the repair process. The building is over 80 years old. DOH provides housing, case management, life skills, counseling, and job placement to 13 homeless women and their children.

Installation of New Roof Phase II **\$50,000**
Homenetmen Glendale Ararat Chapter

This project is sponsored by Homenetmen Glendale “Ararat” Chapter to repair the roof of the North Campus Athletic Center of the Homenetmen Ararat Chapter, located at 3618 N. San Fernando Road. The 24,000 square foot building was purchased in August of 2007 and converted into an indoor athletic and cultural facility; the center includes two indoor basketball and volleyball courts, as well as other athletic and cultural space. During the rainy season, the roof leaks, disrupting recreational activities, as well as causing a safety hazard. The estimated number of members who use the center is approximately 400 youth on a daily basis.

ADA Rehabilitation Access and Mobility Project (RAMP) **\$75,000**
YMCA of Glendale

This project is sponsored by the YMCA of Glendale (YMCA) to provide Americans with Disabilities Act (ADA) and code compliant access to the offices, lockers, pool, and community rooms of the basement of the YMCA’s main building located at 140 N. Louise Street. The building is a four-story, multi-use building constructed in 1926 and includes a basement of approximately 42,000 square feet. The installation of an ADA-compliant chair lift will allow disabled persons to gain access to the basement from the ground floor. Additional improvements may include reconfiguration of the downstairs men’s and women’s restrooms/shower areas to provide ADA-compliant access to the indoor pool, including the widening of corridors between the shower/locker room areas.

Center for Mission and Community Development ADA Restrooms **\$50,000**
Glendale Adventist Medical Center

The project is sponsored by Glendale Adventist Medical Center (GAMC) to renovate restrooms in the second floor of the Center for Mission and Community Development building located at 1509 Wilson Terrace, adjacent to the main medical center. These renovations will make it possible to fully convert the gymnasium to a primarily senior services center, along with health services and other community service events. The project is part of a larger project whereby GAMC intends to rehabilitate the Center with minor interior rehabilitation work including repairing the hardwood floors, painting the interior of the building, and carpeting the office space. CDBG funds are being requested to pay for the ADA upgrade of two five person bathrooms located in the second floor of the building. The project involves demolition, carpentry, doors, walls, paint, flooring, mechanical, electrical and architectural and engineering fees.

Bathroom Renovation **\$35,000**
Homenetmen Glendale Ararat Chapter

The project is sponsored by Homenetmen Glendale “Ararat” Chapter to renovate four bathrooms at the South Campus of the Athletic Center of the Homenetmen “Ararat” Chapter located at 3347 N. San Fernando Road, Los Angeles. The project involves installing new toilets, lavatories, partitions, flooring, hand driers and repair broken doors and locks in the restrooms, the gyms, lobby, and ground floor entrance of the building. The building was built in the 1960s and is approximately 35,000 square feet. The estimated number of members who use the center is approximately 500 youth on a daily basis.

SUBTOTAL	\$330,000
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CITY DEPARTMENTS:

Code Enforcement	\$376,000
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Glendale Community Development

This project is sponsored by the Community Development Department, Neighborhood Services Section to identify and inspect substandard dwelling units with evident code violations in southern Glendale. The goal of this program is to gain code compliance by working closely and directly with property owners and neighborhood residents to solve problems in southern Glendale targeted areas. This project is coordinated and conducted in conjunction with other Neighborhood Services programs, with various City departments such as Police and Fire, as well as agencies such as the Housing Rights Center, Los Angeles County Department of Health, local homeowners associations, local hospitals and other City departments.

Palmer Park Improvement Project	\$252,530
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Glendale Community Services and Parks

This project is sponsored by the Community Services and Parks Department to fund the Palmer Park improvement project located at 610 E. Palmer Avenue. The project will be developed within the existing park and designed to provide active and passive recreation opportunities to residents of all ages, primarily those within a half a mile of the site. Features include a new group picnic area, new splash pad, skate plaza, climbing rocks, outdoor exercise equipment, playground, tot lot, full basketball court, game tables, walking paths, bench seating, irrigation system, security lighting, security cameras, an ADA compliant restroom, and a public art component.

Section 108 Loan Repayment for the Ascencia Access Center and	\$206,100
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Emergency Shelter

Glendale Community Services and Parks

This activity represents the City of Glendale's third annual loan payment for a Section 108 Loan Guarantee from the Federal Department of Housing and Urban Development (HUD) that was used toward the acquisition and rehabilitation of a new homeless access center and emergency shelter located at 1851 Tyburn Street. The Ascencia Access Center and Emergency Shelter project is a joint development project between the City of Glendale and Ascencia.

SUBTOTAL	\$834,630
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TOTAL CAPITAL/NEIGHBORHOOD IMPROVEMENTS	<u>\$1,164,630</u>
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ADMINISTRATION

Administration of Community Development Block Grant Program	<u>\$325,000</u>
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TOTAL CDBG PROGRAM:	<u>\$1,746,630</u>
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TOTAL CDBG FUNDS AVAILABLE:	<u>\$1,746,630</u>
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II. EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

Emergency Housing Program	\$49,486
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Ascencia

This project is sponsored by Ascencia to provide supportive services and operations for the Ascencia Emergency Housing Program. The emergency housing program is a 40-bed year round shelter designed to provide safe, stable, short-term housing for 60-90 days for individuals and families. The program is located at 1851 Tyburn Street and offers meals, showers, case management, family therapy, art classes, health care education and tutoring during evening hours. Additional services include: housing resources, veterans' services, mental health counseling, employment services and health services. The shelter will provide case management and supportive services to a total of 150 unduplicated individuals annually.

Loaves & Fishes Homeless Prevention Program – ESG	\$31,858
Catholic Charities of Los Angeles, Inc.	

This project is sponsored by Catholic Charities and involves direct financial assistance to 100 low-income families who have received a notice of eviction or utility shut-off for non-payment, or who need assistance with a portion of rent and/or security deposits to move into their own apartment. In conjunction with the CDBG-funded case management program, the Program will assist households with case management, food, housing mediation, clothing, advocacy, and coordination of services with other agencies in the community. The program is located at 4322 San Fernando Road in Glendale.

Rapid Re-Housing Program	\$ 70,535
Glendale Community Services and Parks	

This project is sponsored by the Community Services and Parks Department, to assist homeless families to obtain and sustain permanent supportive housing in scattered sites, through the provision of Homeless Prevention and Rapid Re-Housing Program funds. The Rapid Re-Housing program consists of case management services, and short-term rental subsidy.

Administration of ESG Program	\$ 5,210
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TOTAL ESG PROGRAM	<u>\$157,089</u>
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III. HOME PROGRAM

Affordable Rental Development – New Construction and/or Acquisition/Rehab Program	\$909,408
Glendale Community Development	

Glendale will provide new construction and/or acquisition/rehabilitation loans to affordable rental housing developers for development of new or rehabilitation of existing rental housing units. Glendale will require that the improved or newly constructed units be rented to low- or very low-income households at affordable rental rates for a specified period of time as secured by Affordable Housing Covenants on the property.

Administration of HOME Program	\$ 101,000
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TOTAL HOME PROGRAM	<u>\$1,010,408</u>
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ATTACHMENT 3

Table 1A
Homeless and Special Needs Populations

Point In Time Summary for CA-612 – Glendale CoC

Date of PIT Count: 1/30/2013

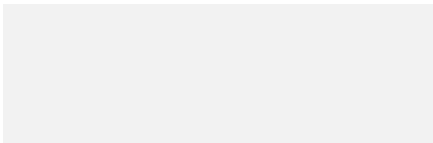
Population: Sheltered and Unsheltered Count

Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	9	29	1	39
Total Number of persons (Adults & Children)	27	87	4	118
Number of Persons (under age 18)	15	50	2	67
Number of Persons (18 - 24)	2	7	0	9
Number of Persons (over age 24)	10	30	2	42
Average Household Size				3.0

Persons in Households with only Children (Under Age 18)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	0	0	0	0
Number of one-child Households	0	0	0	0
Number of multi-child Households	0	0	0	0
Total number of persons (under age 18)	0	0	0	0
Number of children in multi-child households	0	0	0	0
Average Household Size				n.a.



Persons in Households without Children

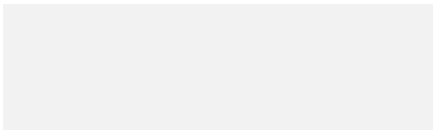
	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	99	0	0	103	202
Total Number of Persons (Adults)	99	0	0	103	202
Number of Persons (age 18 - 24)	3	0	0	0	3
Number of Persons (over age 24)	96	0	0	103	199
Average Household Size					1.0

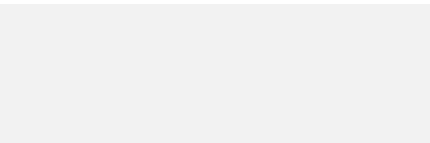
Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	108	29	0	104	241
Total Number of Persons	126	87	0	107	320
Number of Children (under age 18)	15	50		2	67
Number of Persons (18 to 24)	5	7	0	0	12
Number of Persons (over age 24)	106	30	0	105	241
Average Household Size					1.3

Chronically Homeless Subpopulations

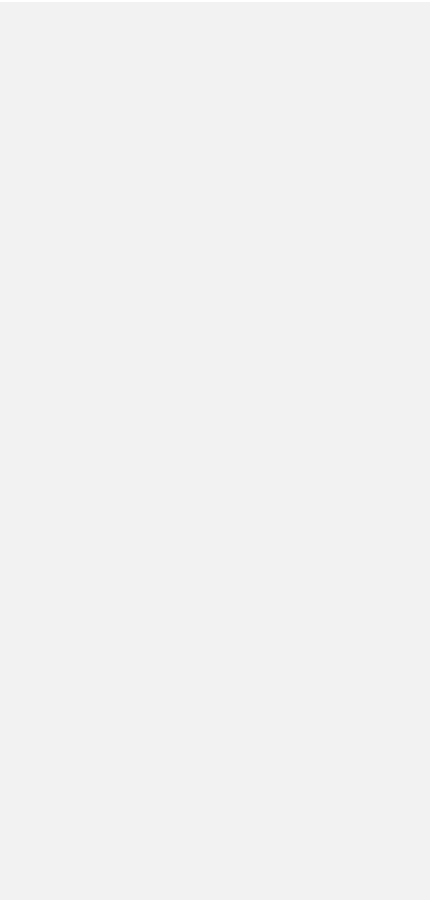
	Sheltered		Unsheltered	Total
	Emergency Shelters	Safe Havens		
Chronically Homeless Individuals	43	0	46	89
Chronically Homeless Families (Total Number of Families)	9		0	9
Chronically Homeless Families (Total Persons in Household)	19		0	19





Other Homeless Subpopulations

	Sheltered	Unsheltered	Total
	Persons in emergency shelters, transitional housing and safe havens		
Total Number of Veterans (including female Veterans)	11	12	23
Number of Female Veterans (subset of all Veterans)	1	0	1
Severely Mentally Ill	49	27	76
Chronic Substance Abuse	40	32	72
Persons with HIV/AIDS	0	2	2
Victims of Domestic Violence	44	15	59



ATTACHMENT 4

Summary of Public Hearing and Public Comments Regarding the City of Glendale's Proposed FY 2014-15 Annual Action Plan for Community Development and Housing Programs

Public Hearing, March 20, 2014, Pacific Community Center, 501 S. Pacific Avenue:

The Public Hearing was called to order at 7:05 p.m.

Moises Carrillo, Senior Community Development Supervisor opened the public hearing for the FY 2014-2015 Annual Plan and introduced Armineh Hoonanian-Dilanian, CDBG program staff, who is assisting with the meeting. Mr. Carrillo also introduced CDBG Advisory Committee members Lila Ramirez and Zanku Armenian in attendance. He directed the public to the handouts that were provided: a flowchart of the CDBG Annual Program Planning Process for FY 2014-15; and the Proposed FY 2014-2015 Annual Action Plan for Community Development Block Grant, Emergency Solutions Grant, and HOME Programs which was published in the Glendale News Press and available on-line in the City's web page. Mr. Carrillo stated that the final HUD funding amounts were received this week and an additional handout shows the City's actual HUD entitlement amounts which are not significantly different that what had been planned for.

Mr. Carrillo briefly went through each of handouts, highlighting that the next step in the process was to conduct this public hearing to review and obtain comments from the public regarding the proposed funding recommendations for the FY 2014-15 CDBG, ESG and HOME programs. He stated that the funding recommendations will be submitted to the City Council and Housing Authority for final approval on approximately April 22, 2014. He mentioned that, over the past two years, the federal government has cut CDBG funding by 33%.

At this point, the meeting was opened for public comment. Mr. Carrillo also reminded the public that written comments are also welcomed, and that all comments would be submitted to the City Council in writing.

1. Sona Zinzalian, Armenian Relief Society (ARS): Ms. Zinzalian expressed her appreciation and thanked the Advisory Committee's leadership and CDBG staff for their hard work. Ms. Zinzalian expressed her concerns for the overall budget cuts, but is hoping that all community agencies work together and serve the community in need.
2. Rouben Gourjian & Armineh Khouabian, CASPS: Ms. Gourjian and Ms. Khouabian expressed their appreciation to the CDBG Advisory Committee and hope that the Committee can consider an increase in the future funding for CASPS. They further expressed how important the funding is for the youth.
3. Lila Ramirez, CDBG Advisory Committee Member: Ms. Ramirez stated she was an advocate of the CASPS program and stated it is a terrific program and CASPS should keep on trying.
4. Natalie Samarjian, Esq., NLS: Ms. Samarjian, staff attorney for Neighborhood Legal Services of Los Angeles County stated there is a great need for Neighborhood Legal

Services and the Glendale legal services program was cut 35% in program funding in the last four years. Ms. Smarjian stated that there is a great need for legal services such as housing, domestic violence, workers rights.

5. Zanku Armenian, CDBG Advisory Committee Member: Mr. Armenian stated how important it is for the community to contact their Congressional representatives and U.S. Senators regarding the decrease in funding. He further expressed the need for the community organizations to contact in writing to their congressional representatives and inform them of impact the cuts have to the community and the importance of funding needs.

No further comments were received. The meeting was adjourned at 7:40 p.m.

ATTACHMENT 5

Funding Sources

Entitlement Grant (includes reallocated funds)

CDBG	\$	1,627,938
ESG	\$	157,089
HOME	\$	1,010,408
HOPWA	\$	0

Total		\$2,914,127
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Prior Years' Program Income NOT previously programmed or reported

CDBG	\$	58,692
ESG	\$	0
HOME	\$	0
HOPWA	\$	0

Total		\$ 0
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Reprogrammed Prior Years' Funds

CDBG	\$	60,000
ESG	\$	0
HOME	\$	0
HOPWA	\$	0

Total		\$ 60,000
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Total Estimated Program Income	\$	0
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Total		\$ 0
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Section 108 Loan Guarantee Fund		\$ 0
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TOTAL FUNDING SOURCES		\$2,914,127
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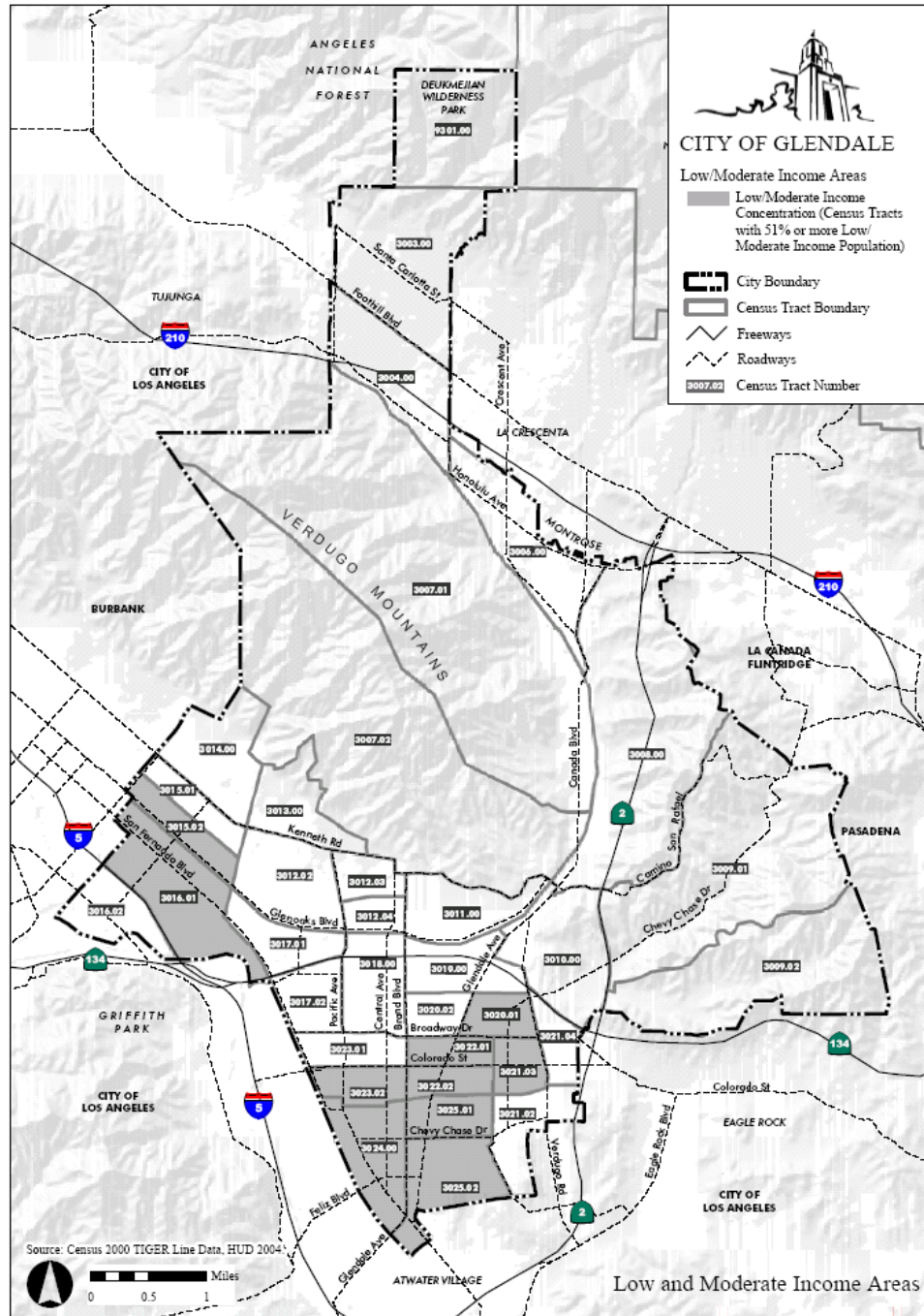
Submitted Proposed Projects Totals		\$2,914,127
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Un-Submitted Proposed Projects Totals		\$ 0
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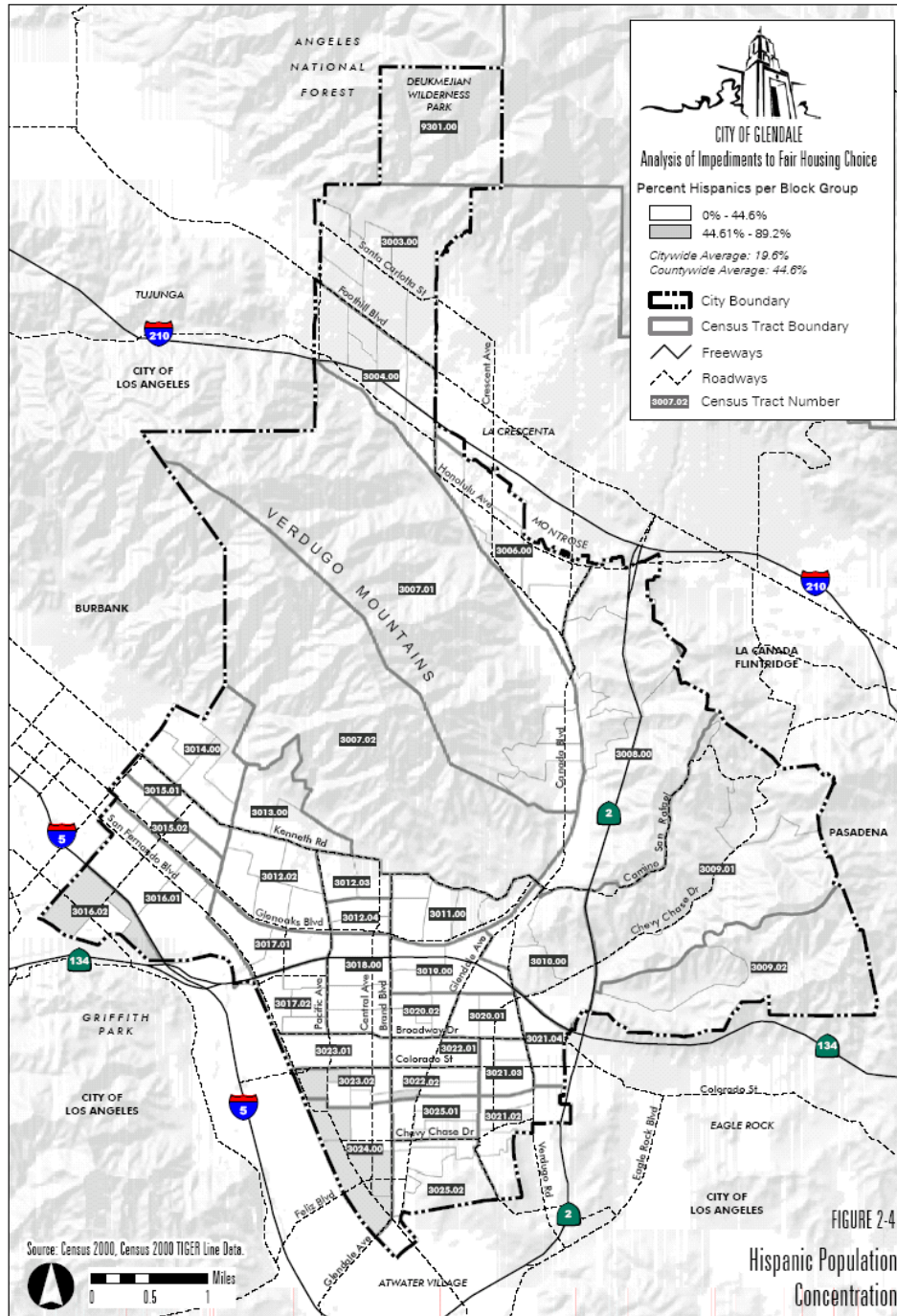
ATTACHMENT 6

FY 2014-2015 Detailed Budget Table			
Emergency Solutions Grants Program	Emergency Shelter**		\$46,049.00
	<i>Renovation**</i>		\$0.00
	<i>Operation**</i>		
	<i>Essential Service**</i>		\$0.00
	<i>URA Assistance**</i>		\$0.00
	Street Outreach - Essential Services**		\$0.00
	HMIS		\$0.00
	Rapid Re-housing	\$0.00	\$70,535.00
	<i>Housing Relocation and Stabilization Services</i>		\$41,932.00
	<i>Tenant-Based Rental Assistance</i>		\$28,603.00
	<i>Project-Based Rental Assistance</i>		
	Homelessness Prevention	\$0.00	\$30,000
	<i>Housing Relocation and Stabilization Services</i>		
	<i>Tenant-Based Rental Assistance</i>		
	<i>Project-Based Rental Assistance</i>		
	Administration		\$10,505.00
	Emergency Solutions Grants Subtotal		\$157,089.00

Map 1 - Low and Moderate Income Areas



Map 2 - Hispanic Concentrations Map



Map 3 - Asian Concentrations Map

